

# INVESTMENT PROPERTY FOR SALE

TWO BUILDINGS • 466,100 SF • 100% LEASED



*Showings By Appointment Only*



# Offering Summary

**16.97**  
Acres

**M2**  
Zoned for Heavy  
Manufacturing

**466,100**  
Square Feet

**2007 & 2011**  
Years Built

Cushman & Wakefield is pleased to offer for sale the **Mannington Mills, Inc. Facility** (“the Property”), a 466,100 SF warehouse property situated on 16.97 acres in two buildings at 999 and 1001 Enterprise Drive. This property is leased for 5 years to its current occupant - Mannington Mills that has multiple manufacturing and distribution facilities within a 30-mile radius.

Mannington Mills, Inc. is a fifth generation, family-owned company who manufactures and markets residential and commercial flooring under the Mannington residential, Mannington Commercial, Amtico, Phenix and Burke brands. Founded in 1915 by John B. Campbell, the company is based in the United States.

With limited investment opportunities in the Northwest Georgia market, this offering provides investors with a compelling opportunity to acquire a fully operational manufacturing facility in Whitfield County. Located in the heart of the Southern Automotive and Advanced Manufacturing Corridors on Interstate 75 and just 31 miles to Interstate 24 in Chattanooga and 85 miles north of Atlanta, the area is within a day’s drive of half the country’s population. Dalton is also home to the Carpet and Floor Covering Industry, which is a 21<sup>st</sup> century innovator in cutting edge technology, applied science, global marketing and services, resulting in new high tech products and patents.

999 & 1001 ENTERPRISE DRIVE  
DALTON, GEORGIA

999 ENTERPRISE DRIVE



1001 ENTERPRISE DRIVE



# Property Highlights

999 & 1001 ENTERPRISE DRIVE  
DALTON, GEORGIA

	BLDG 999	BLDG 1001	
Size	261,500 SF	204,600 SF	Total: 466,100 SF
Acreage	9.88 AC	7.09 AC	Total: 16.97 AC
Year Built	2007	2011	
Parcel Number	13-048-06-000	13-048-17-000	
Clear Height	30' At Center	30' At Center	
Power	800 Amps	2,000 Amps	
Zoning	M2	M2	

Net Operating Income	\$2,344,483
Annual Escalation	3.0%
Lease Expiration	January 31, 2030
Lease Type	NNN
Landlord Responsibilities	Roof, Walls & Structure





**2**  
INDUSTRIAL  
BUILDINGS



**PRECAST**  
CONCRETE



**28-30'**  
CLEAR  
HEIGHT



**3**  
DRIVE IN  
DOORS



**37**  
DOCK HIGH  
DOORS



**106**  
PARKING  
SPACES



**17K SF**  
OFFICE



**LED**  
LIGHTING



**100%**  
SPRINKLERED

# Property Overview

999 & 1001 ENTERPRISE DRIVE  
DALTON, GEORGIA





# Location Overview



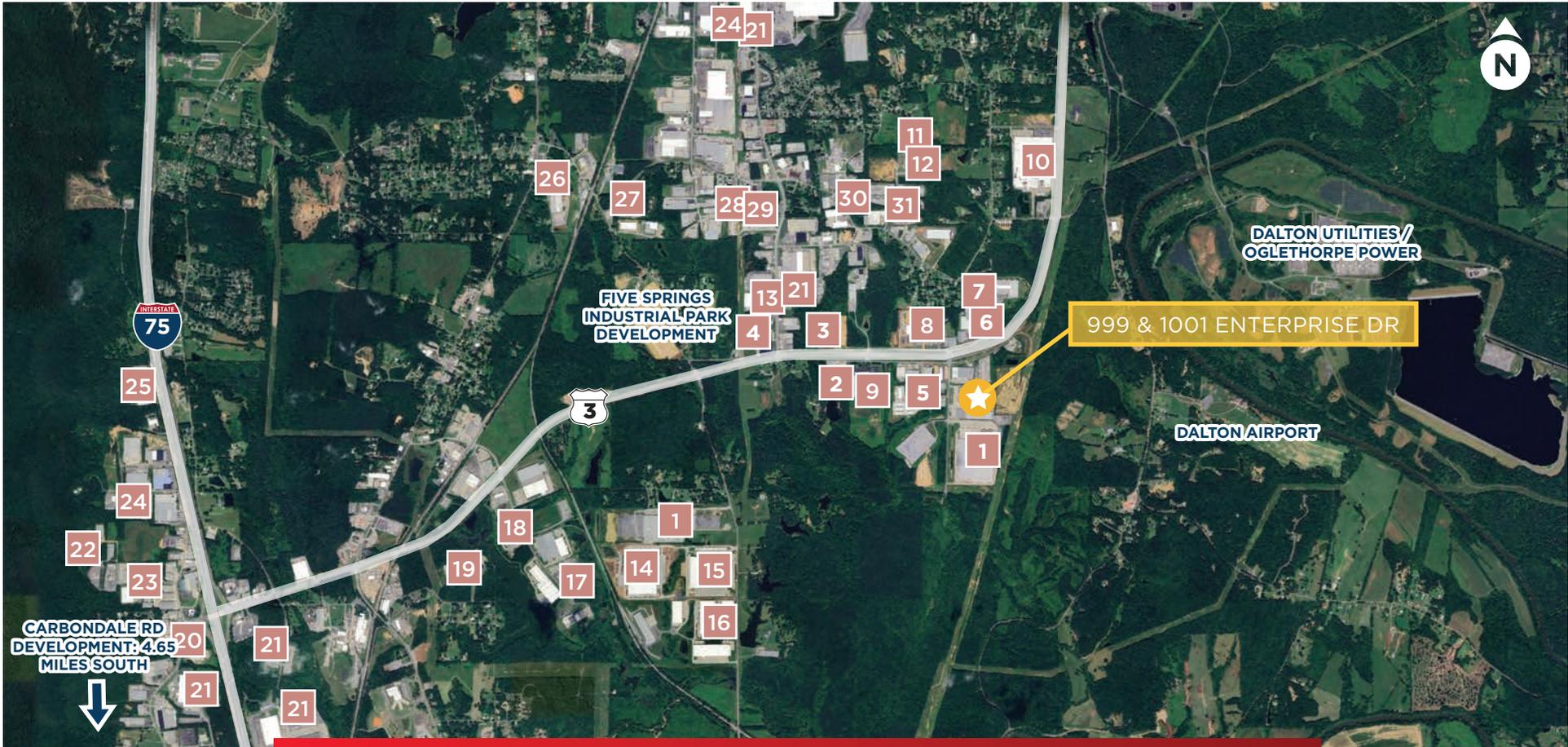
**4 MILES**  
DISTANCE  
TO I-75



**68 MILES**  
DISTANCE  
TO I-285  
ATLANTA



**31 MILES**  
DISTANCE  
TO I-24  
CHATTANOOGA



## CORPORATE NEIGHBORS

# Corporate Neighbors

- |   |                                    |
|---|------------------------------------|
| 1. Engineered Floors                      | 17. Paramount Printing             |
| 2. Southern Container                     | 18. SGM North Georgia Stone        |
| 3. Nelson Tractor Company                 | 19. Novalis International          |
| 4. Synthetic Turf Resources               | 20. Oriental Weavers of America    |
| 5. The Recreational Group                 | 21. Shaw Industries                |
| 6. Kenco Toyota Lift                      | 22. Legendary Floors               |
| 7. Tarkett Hospitality                    | 23. Bravo Carpet                   |
| 8. Kobayashi Healthcare                   | 24. Floor Productions              |
| 9. The Recreational Group                 | 25. Marketing Alliance Group       |
| 10. Mohawk / IVC                          | 26. Sustainable Corrugated         |
| 11. Quality Auto & Equipment              | 27. Carastar Industrial            |
| 12. Oriental Weavers                      | 28. Premier Carpet Solutions       |
| 13. Emerald Carpets                       | 29. Carpet Capital Fire Protection |
| 14. LX Pantos America Distribution Center | 30. Southwind Building Products    |
| 15. SDS Samsung Warehouse                 | 31. Core Scientific                |
| 16. Swisstrax                             |                                    |

466,100 SF FOR SALE

# 999 & 1001 Enterprise Drive Dalton, GA 30721



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