



32,500 SF WAREHOUSE | 1.94 AC | OVER \$1M+ SPENT ON NEW 2025 RENOVATIONS

OFFERING MEMORANDUM

NEWLY RENOVATED INDUSTRIAL ATLANTA MSA

701 Lovvorn Rd, Carrollton, GA 30117



EXCLUSIVELY OFFERED BY:

◆ Point of Contact

Ani Paulson | *Senior Vice President*
apaulson@northmarq.com | 404.407.5907
Lic. GA 428443

DEBT + EQUITY

John Banas
Managing Director
jbanas@northmarq.com
215.484.0319

Northmarq
3414 Peachtree Rd NE, Suite 900
Atlanta, GA 30326
404.237.2456 | northmarq.com

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Northmarq ("Northmarq"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

INVESTMENT SUMMARY



SALE PRICE:
\$2,590,000



PRICE/SF:
\$79.69/SF

PROPERTY

Total GLA	32,500 SF
Lot Size	1.94 AC
Year Built Renovated	1975 2025
Property Address	701 Lovvorn Rd, Carrollton, GA 30117
Occupancy	0%
Clear Height	16'
Drive-In Doors	Four (4)
Loading Dock	One (1)
Warehouse Area	31,000 SF 95.4% of GLA
Office Area	1,500 SF 4.6% of GLA
Zoning	M-1 Light Industry District



THE OFFERING

Northmarq, as exclusive agent, is pleased to present to qualified investors the opportunity to acquire the fee simple interest in the newly renovated industrial property at 701 Lovvorn Rd, Carrollton, Georgia. Originally constructed in 1975, the warehouse totals 32,500 square-feet and rests on 1.94 acres with M-1 Light Industry zoning. The vacant building was fully renovated with improvements including a new roof, new HVAC units and ductwork, all new plumbing and electrical, new LED lighting, two new restrooms, new fire lines and sprinkler system, fresh interior and exterior paint, new dock bumpers and drive-in doors, resealed and striped parking lot, and refreshed landscaping. The facility is well equipped with 3-phase, 800-amp heavy power, a fully fenced yard, new security cameras throughout, and brand-new office buildout totaling 1,500 square-feet. The property offers substantial value-add opportunity by filling vacancy or is an ideal site for an owner user. The seller is offering flexible deal structures, with seller financing or lease-to-own available and a sale-leaseback to be considered. Contact broker for more information.

Located in Carrollton's established industrial corridor, the property benefits from a growing submarket with very limited available industrial supply. It is strategically positioned less than one mile from Highway 27 and the University of West Georgia (14,390+ students), with convenient access to Interstate 20 and the greater Atlanta MSA.

INVESTMENT HIGHLIGHTS



Flexible Deal Structures

Seller Financing Available or Sale-Leaseback to be Considered | Contact Broker for More Information



Newly Renovated Industrial Warehouse

Move-In Ready Warehouse | Significant Value-Add Opportunity by Filling Vacancy or Ideal for an Owner User



Over \$1M Spent in Extensive 2025 Renovations

Improvements & Replacements Include All-New Roof, HVAC, Plumbing & Electrical, Office Buildout, LED Lighting, Sprinkler System, Interior & Exterior Paint, Drive-In Doors, Resealed & Striped Parking Lot, & More



Turn-Key Industrial Asset

32,500 SF Total on 1.94 AC | M-1 Light Industry Zoning | Four Drive-In Doors and One Loading Dock | 16' Clear Height | 3-Phase, 800-Amp Power



Limited Industrial Supply

Very Limited Industrial Supply in the W Carroll County Submarket | Nearly 0% Vacancy for Like-Kind Industrial Properties in the City of Carrollton



Strategic Location

Less than 1 Mile from Both Highway 27 & the University of West Georgia (14,390+ Students) | 7 Miles from the West Georgia Regional Airport | 9.5 Miles to I-20



Close Proximity to Major Developments

Proximity to Fastenal's New \$90M Southeast Distribution Hub Creating 280 Jobs in Carrollton | Near Southwire's 1.2M SF Distribution Facility in Bremen & Multiple Large-Scale Data Centers in Adjacent Counties

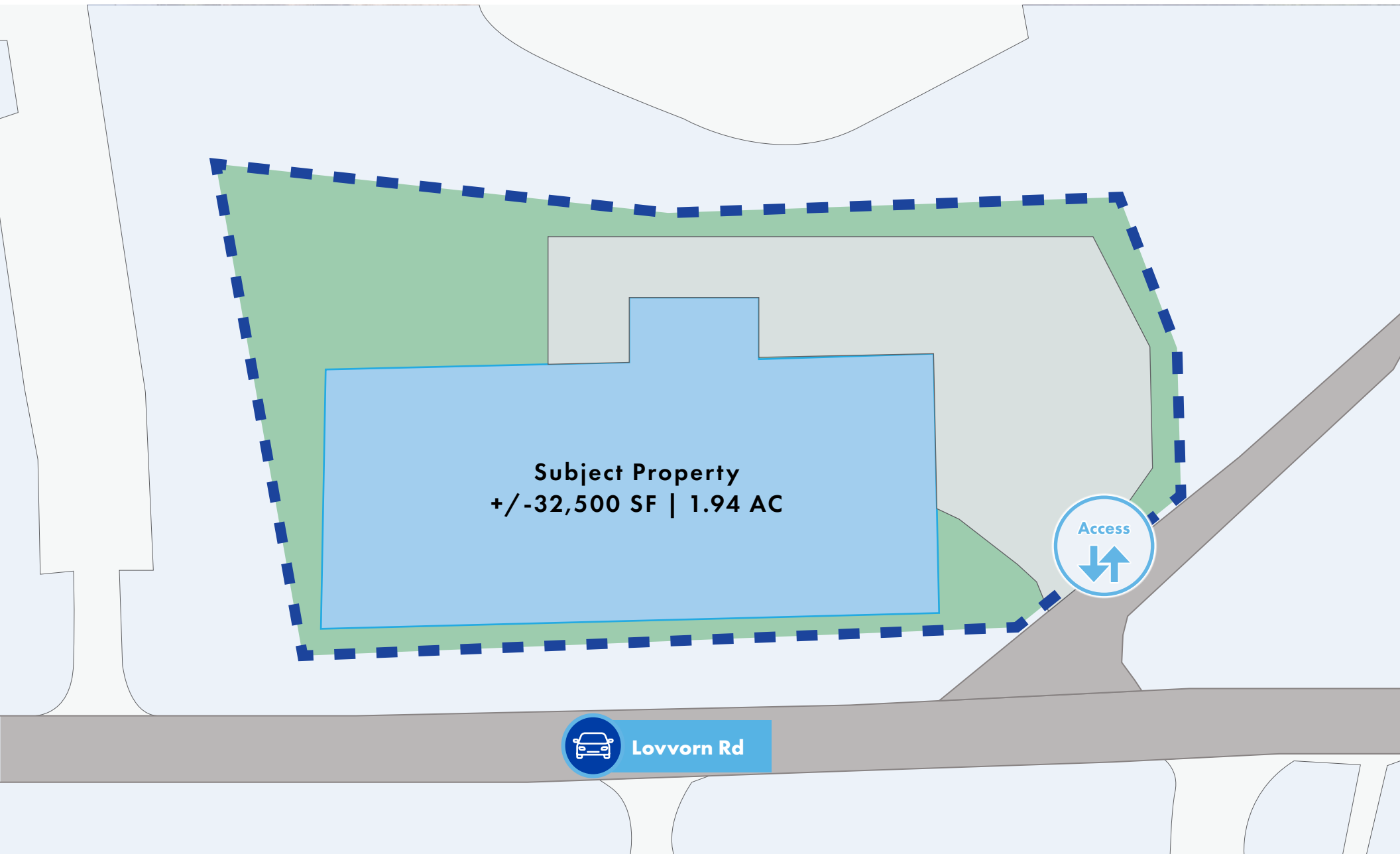
SPACE AVAILABLE

SF Available	32,500 SF
Lot Size	1.94 AC
Warehouse Area	±31,000 SF 95.4% of GLA
Office Area	±1,500 SF 4.6% of GLA
Clear Height	16'
Loading	One (1) Dock Door Four (4) Drive-Ins

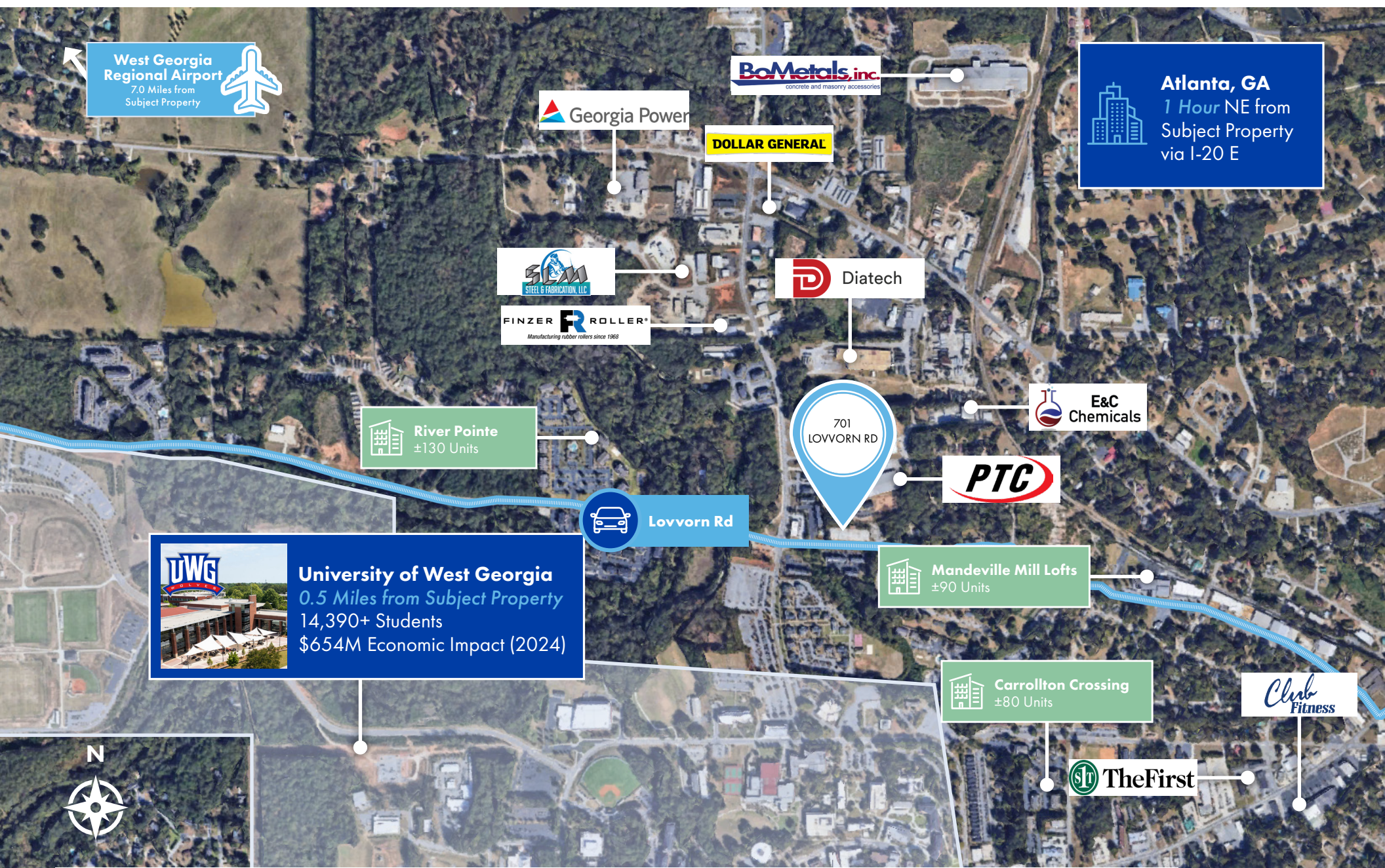




SITE PLAN



LOCAL MAP



SURROUNDING DEVELOPMENT



LOCATION OVERVIEW

Carrollton is located in west Georgia, USA, and has a population of over 28,000 people. While smaller in size compared to other cities in the state, Carrollton is known for its vibrant community, historical charm, and connection to higher education. The city serves as the cultural and economic hub of Carroll County, blending small-town appeal with modern amenities.

Carrollton boasts a lively arts and cultural scene. The Carrollton Cultural Arts Center hosts a variety of performances, exhibitions, and community events throughout the year. Visitors can also explore Adamson Square, the city's historic downtown area, which features unique shops, restaurants, and regular festivals that celebrate the community's heritage.

Education is a key driver of Carrollton's economy and identity. The city is home to the University of West Georgia, which serves more than 14,390 students annually and is a significant employer in the region. The university contributes to the city's youthful energy and economic vitality through educational programs, research initiatives, and community partnerships. Additionally, West Georgia Technical College offers vocational training and career development opportunities for local residents. Healthcare and manufacturing are other major industries in Carrollton.

Tanner Health System, a regional healthcare provider, plays a critical role in the local economy by providing thousands of jobs and offering state-of-the-art medical care. Manufacturing companies specializing in textiles, building materials, and other goods also contribute to the city's economic stability.

Carrollton has seen steady interest from investors in its commercial real estate market, particularly in suburban retail developments. Over the past five years, annual sales volumes have averaged strong levels, with consistent investment in the general retail and multifamily sectors.

With its strategic location near the Alabama border, access to key highways, and proximity to Atlanta, Carrollton has become an attractive option for businesses looking to expand within the region. The city's commitment to preserving its historical roots while embracing innovation ensures a bright future for residents and visitors alike.

28.6K
Carrollton
Population
(2024)

2
Higher Education
Institutions

#2
Most Affordable City
in Georgia
(US News & World
Report, 2020)



Carrollton, GA

LOCATION OVERVIEW | *Downtown Carrollton*

CARROLLTON IS SET TO UNDERGO MAJOR REVITALIZATION EFFORTS THAT PROMISE TO TRANSFORM KEY AREAS OF THE CITY WHILE BOOSTING ECONOMIC AND COMMUNITY GROWTH.

A \$9.2 million grant from the Safe Streets for All (SS4A) program, the largest in Carrollton's history, has been awarded for the Maple Street Project. This initiative aims to enhance safety and accessibility for pedestrians, cyclists, and drivers along one of the city's busiest corridors. Planned improvements include lane narrowing to reduce speeding, the addition of wider sidewalks with dedicated bike lanes, and the installation of modern street lighting. Construction for this transformative project is slated to begin in early 2026.

In addition to infrastructure improvements, downtown Carrollton will see significant commercial redevelopment with the revitalization of The Shoppes at Rome Street. Stratus Property Group has announced plans to overhaul this historic 40,000-square-foot retail center, bringing in new retailers and stimulating further development in the area. This effort is part of Carrollton's broader strategy to attract businesses, improve its downtown district, and drive economic growth.

At the heart of Carrollton's cultural scene is The Amp at Adamson Square, an outdoor amphitheater that has been a community staple since its opening in 2012. Located in the historic Adamson Square, The Amp features a covered stage and can host between 750 and 1,000 attendees. Its open-air design is ideal for concerts, movie nights, and community gatherings. As a key part of downtown revitalization, The Amp draws visitors to the area, supporting local businesses and fostering a sense of community. Its central location on Bradley Street allows attendees to explore the shops and restaurants nearby, further bolstering the local economy.

Sources: *The West Georgian, What Now Atlanta, Carrolltonga.com*



LOCATION OVERVIEW | *Growth in Carrollton*

Carrollton has experienced steady growth in recent years, driven by strategic investments and public-private partnerships aimed at revitalizing the city. One key organization contributing to this progress is Carroll Tomorrow, an economic development group that focuses on enhancing the region's infrastructure, attracting businesses, and fostering community engagement. Carroll Tomorrow has played a significant role in positioning downtown Carrollton as a hub of economic, cultural, and social activity, supporting initiatives like the redevelopment of The Shoppes at Rome Street and infrastructure projects such as the Maple Street Corridor Enhancement.

Carrollton has also grown as a regional destination, thanks in part to the efforts of Visit Carrollton, a group dedicated to promoting the city's attractions, events, and amenities. From concerts at The Amp to vibrant festivals in Adamson Square, Visit Carrollton has helped draw visitors to the area, boosting the local economy and solidifying the city's reputation as a charming and dynamic community.

Source: Carroll Tomorrow, Visit Carrollton

\$167.2 MILLION SPENT
BY VISITORS IN
2023

\$4.6 MILLION INCREASE IN
CARROLL COUNTY NET
POSITION 2023

\$76.3 MILLION IN STATE
& LOCAL TAX
REVENUES IN 2022

Source: Star News GA Online, Carroll County Annual Report



Carrollton, GA

LOCATION OVERVIEW

Atlanta MSA

Atlanta is the largest city in Georgia and the county seat of Fulton County, with portions extending into DeKalb County. It is the eighth largest metropolitan area in the United States, with a 2023 metro population exceeding 6.2 million residents. Atlanta has consistently ranked among the fastest growing large metros in the nation, driven by strong in-migration and economic expansion. Known as the business capital of the Southeast, Atlanta is home to 16 Fortune 500 company headquarters and more than 30 Fortune 1000 companies, including The Coca-Cola Company, Delta Air Lines, The Home Depot, UPS, and Southern Company. The metro is also a hub for innovation, with strengths in fintech, film production, logistics, and advanced manufacturing.

Atlanta's central location makes it one of the nation's most important transportation and distribution centers. Three major interstate highways (Interstate 20, Interstate 75, and Interstate 85) converge in downtown Atlanta, creating a strategic nexus for regional and national commerce. The city is also globally connected through Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, with more than 100 million annual travelers and direct flights to over 150 U.S. destinations and 70 international cities. Nearly 80 percent of the U.S. population lives within a two-hour flight of Atlanta, making it a true gateway to both domestic and international markets. Atlanta's pro-business climate, diversified economy, and unmatched connectivity continue to solidify its position as one of the nation's leading metros for corporate growth, talent attraction, and real estate investment.

#1

Most Livable
City in the U.S.
The Economist, 2022

#8

Fastest Growing Metro
in the Country
uscensus.gov, 2025

#1

Best State for Business
for 10th Consecutive Year
georgia.org, 2023

DEMOGRAPHICS

701 Lovvorn Rd, Carrollton, GA 30117



Population	1 mile	3 miles	5 miles
2025 Population	8,005	29,304	45,681
2030 Population	8,066	30,135	46,979
2020-2025 Annual Rate	-0.01%	0.95%	1.00%
2025-2030 Annual Rate	0.15%	0.56%	0.56%



Households	1 mile	3 miles	5 miles
2025 Households	2,322	10,852	16,598
2030 Households	2,360	11,248	17,190
2020-2025 Annual Rate	0.79%	1.29%	1.34%
2025-2030 Annual Rate	0.33%	0.72%	0.70%



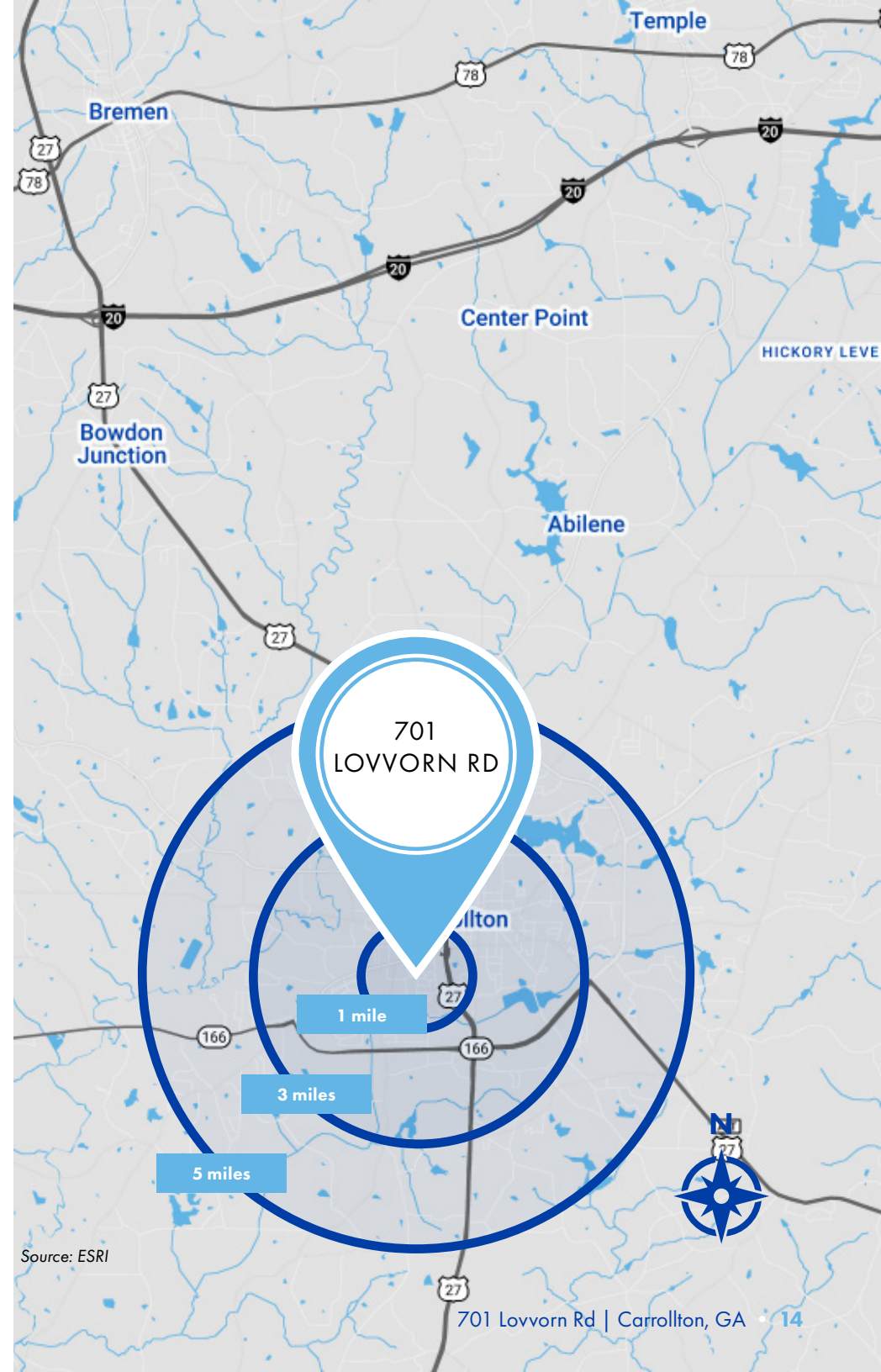
Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$69,675	\$85,271	\$93,190
2030 Average Household Income	\$72,269	\$92,395	\$102,157



46K
POPULATION
(5 MILES)



\$93K
AVG HH INCOME
(5 MILES)





OFFERED EXCLUSIVELY BY

Point of Contact

Ani Paulson

Senior Vice President

apaulson@northmarq.com | 404.407.5907
Lic. GA 428443

DEBT + EQUITY

John Banas

Managing Director

jbanas@northmarq.com | 215.484.0319

Northmarq | Atlanta Office

3414 Peachtree Rd NE | Suite 900

Atlanta, GA 30326

northmarq.com

Commercial Real Estate

Debt + Equity | Investment Sales | Loan Servicing | Fund Management

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. The use of any graphics or logos in this memorandum is for marketing purposes only, and does not in any way imply any ownership, use, or affiliation with the real estate that is the subject of this memorandum. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

© 2025. All rights reserved.