



Michael Tinney

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130 Jackson st

10,000 SF | Industrial Building | Cedartown, GA 30125 | \$1,100,000 (\$110/SF)



INVESTMENT HIGHLIGHTS

- Huge parking lot
- Framed out office
- Huge building with 14' Garage Bays

EXECUTIVE SUMMARY

This is a new construction 10,000 Square feet building with 4 14' garage bad doors and pull threw unloading for tractor-trailer trucks. The building is a new construction with an outdoor apron and Approximately 11 acres zoned industrial with 2 plus acres of gravel parking lot and a huge covered porch for outdoor storage and work area. The building has an office space and two bathrooms, one in the

warehouse and one in the office. The building has 120/240 service but can easily be upgraded to 3 3-phase service. The building is conveniently located on Hwy 278 and Hwy 27 and is very close to Cedartown, Rockmart, Rome, Bremen, and Dallas. Property Ajoins Northfork Railroad. Seller will consider Ownwer Financing with Good down payment and 100% financing with a local bank.

TAXES & OPERATING EXPENSES (ACTUAL - 2024)



| | ANNUAL | ANNUAL PER SF |
|-----------------------|----------|---------------|
| Taxes | - | - |
| Operating Expenses | - | - |
| Total Expenses | - | - |

PROPERTY FACTS

| | | | |
|------------------|-----------------------------|--------------------------------|-----------------------|
| Price | \$1,100,000 | Rentable Building Area | 10,000 SF |
| Price Per SF | \$110 | No. Stories | 1 |
| Sale Type | Owner User | Year Built | 2024 |
| Sale Conditions | Building in Shell Condition | Tenancy | Single |
| Property Type | Industrial | No. Drive In/Grade-Level Doors | 4 |
| Property Subtype | Truck Terminal | Opportunity Zone | Yes i |
| Lot Size | 11.00 AC | | |

UTILITIES

- Gas - Natural
- Water - City
- Sewer - City
- Heating - Electric

MAP OF 130 JACKSON ST CEDARTOWN, GA 30125



ADDITIONAL PHOTOS



40-DSCF9663-HDR



03-DJI_0590-HDR



01-DJI_0584-HDR



04-DJI_0593-HDR



02-DJI_0587-HDR



05-DJI_0596-HDR



06-DJI_0599-HDR



10-DJI_0611-HDR



08-DJI_0605-HDR



11-DJI_0614-HDR



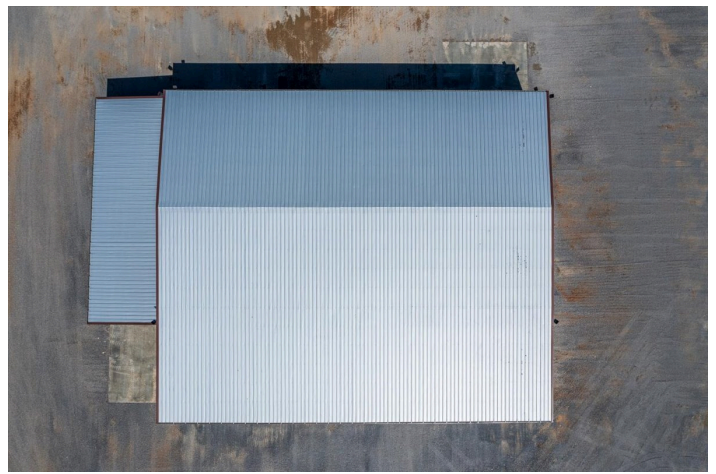
09-DJI_0608-HDR



12-DJI_0617-HDR



13-DJI_0623-HDR



16-DJI_0632-HDR



14-DJI_0626-HDR



17-DJI_0638-HDR



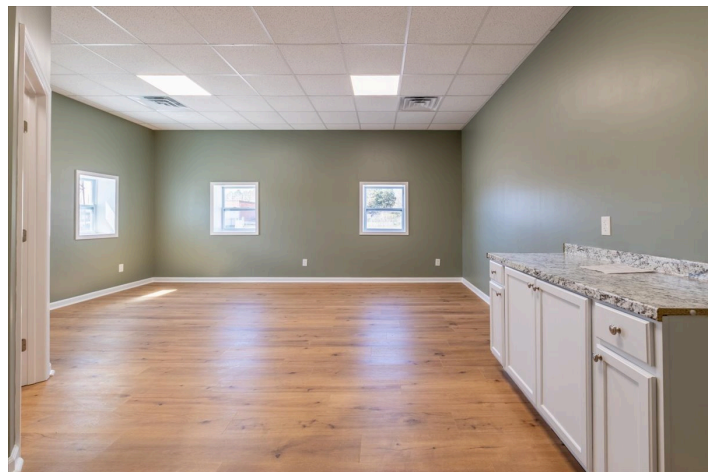
15-DJI_0629-HDR



18-DJI_0641-HDR



19-DSCF9582-HDR



22-DSCF9594-HDR



20-DSCF9588-HDR



23-DSCF9597-HDR



21-DSCF9591-HDR



24-DSCF9600-HDR



25-DSCF9603-HDR



28-DSCF9612-HDR



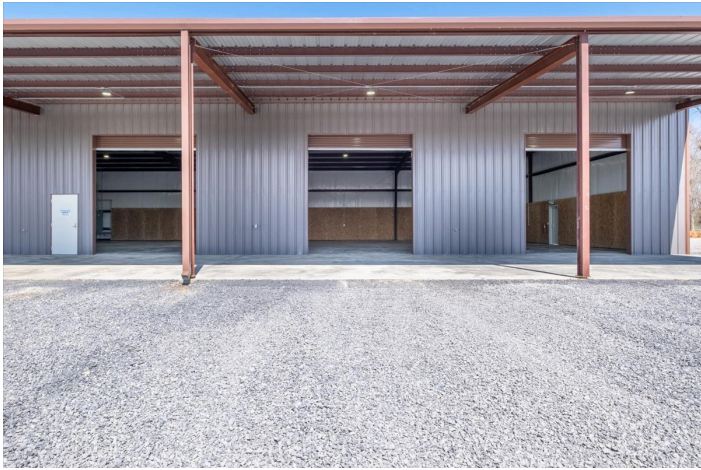
26-DSCF9606-HDR



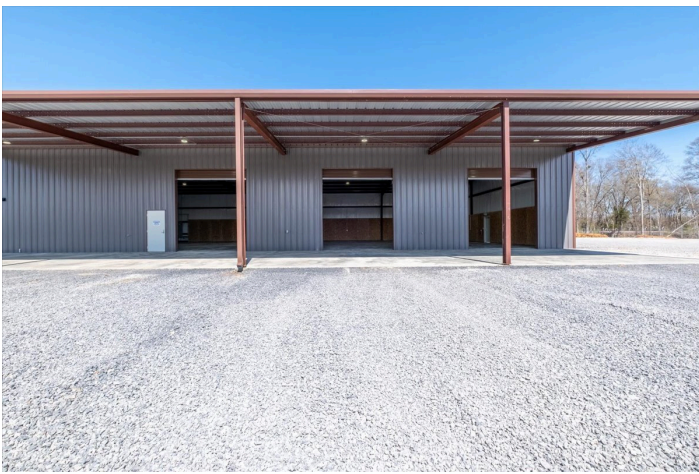
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27-DSCF9609-HDR



30-DSCF9621-HDR



31-DSCF9624-HDR



34-DSCF9633-HDR



32-DSCF9627-HDR



35-DSCF9639-HDR



33-DSCF9630-HDR



36-DSCF9645-HDR



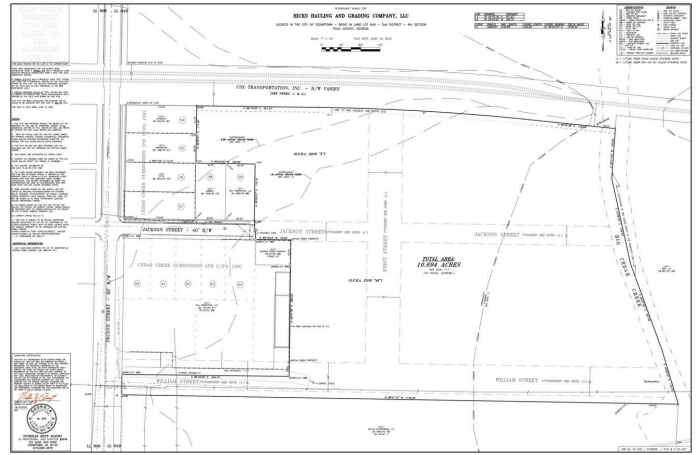
37-DSCF9648-HDR



39-DSCF9660-HDR



38-DSCF9657-HDR



P-23-037

Listing ID: 31292826

Date on Market: 3/21/2024

Last Updated: 8/16/2024

Address: 130 Jackson st, Cedartown, GA 30125

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