

318 Gordon st. Fairmount

318 GORDON ST, FAIRMOUNT, GA 30139

FOR SALE

\$5,000,000



Matthew Bonnett

AGENT

423.605.5417

Mbonnett@SectorCommercial.com

TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Industrial Property



PROPERTY FEATURES

- Clear Height up to 49'
- 13 miles from I-75 and 33 miles from the inland rail port.
- 46.33 acre lot.
- Long term ground lease to power company for solar farm on ~20 acres
- Heavy power options from the city.
- Rail spur on site.



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Building Name	318 Gordon St, Fairmount
Property Type	Industrial
Property Subtype	Manufacturing
APN	F120A 042
Building Size	246,174 SF
Lot Size	46.33 Acres
Year Built	2006
Number of Buildings	2

318 Gordon St in Fairmount, GA is a 246,174 SF industrial facility on 46.33 acres with rail access, heavy power potential, and proximity to major transportation routes. The property is approximately 13 miles from I-75 and about 33 miles south of the Appalachian Regional Rail Port, making it a compelling option for manufacturing, warehousing, or value-add investors looking for scale at a discounted basis.

The site includes a rail spur with a covered loading station, a paved ± 3 -acre truck/employee parking field, multiple drive-in doors, and a front office area. The buildings were constructed in 2006 with red iron metal construction. The 67,512 SF building was designed for raw material storage, with an approximate 37' eave height and 49' peak height, plus an extra-thick concrete slab of roughly 10"+ to support heavy loads. The main 177,654 SF building has an approximate 20' eave height and 28' peak height.

A long-term ground lease is in place on roughly 20 acres for the new on-site solar field, providing \$13,000 per year of income with roughly 19 years remaining plus one extension option. The leased area is fully fenced and maintained separately by the power company. It does not include any of the industrial buildings or affect the parking or access to them.

The property does have deferred maintenance: All electrical has been removed and certain building components will need repair and modernization. As a result, the asset is being offered as a functional shell, giving an incoming user or investor the opportunity to install the specific infrastructure and improvements required for their operation.

Data Center options have been explored, but are not a likely fit in the near future.



- Clear Height up to 49'
- 13 miles from I-75 and 33 miles from the inland rail port.
- 46.33 acre lot.
- Long term ground lease to Duke power company for solar farm on ~ 20 acres. Income producing \$13,000 a year.
*The land lease does not include any of the buildings or parking area.
- Heavy power options from the city.
- Rail spur on site.



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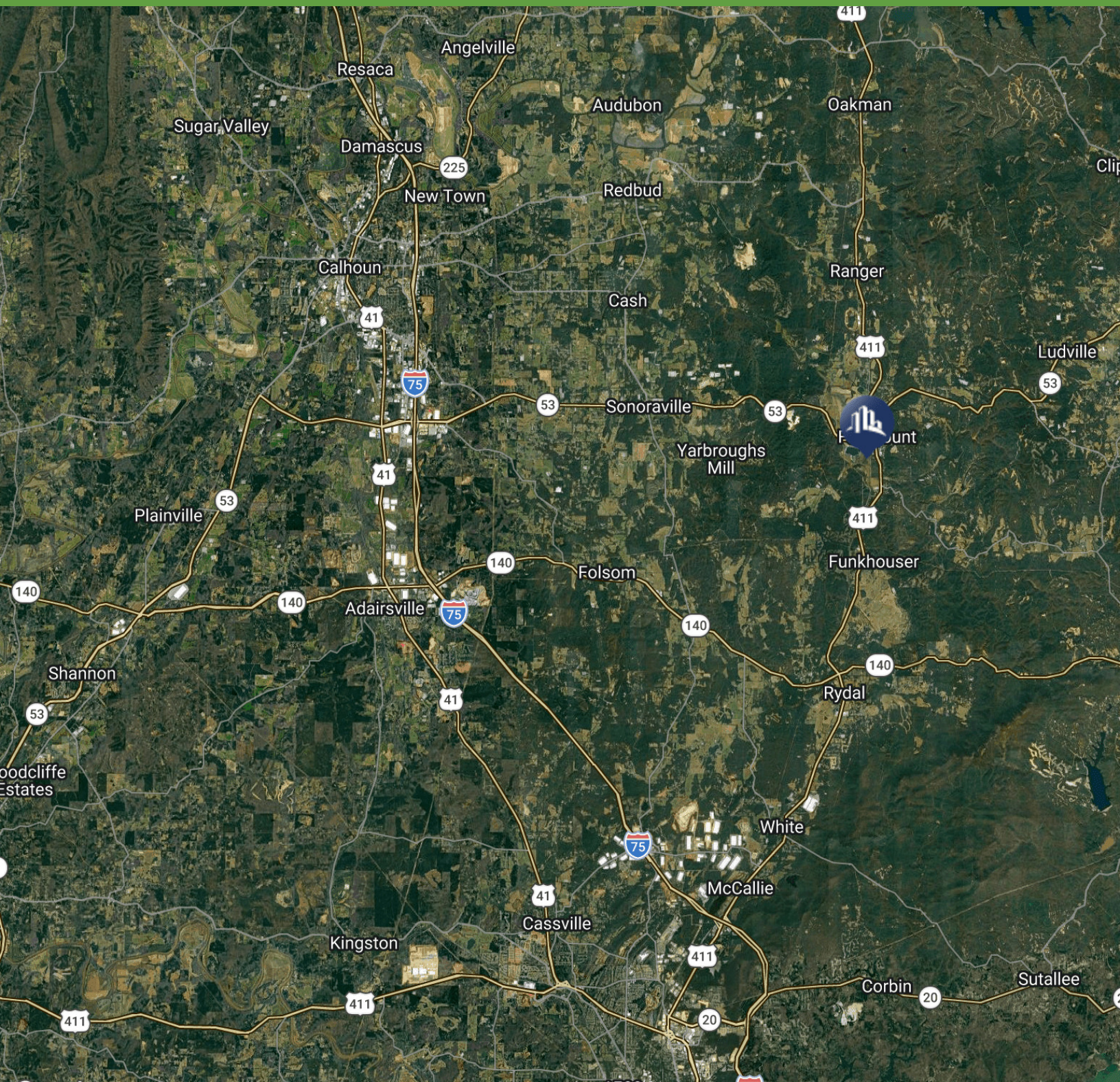
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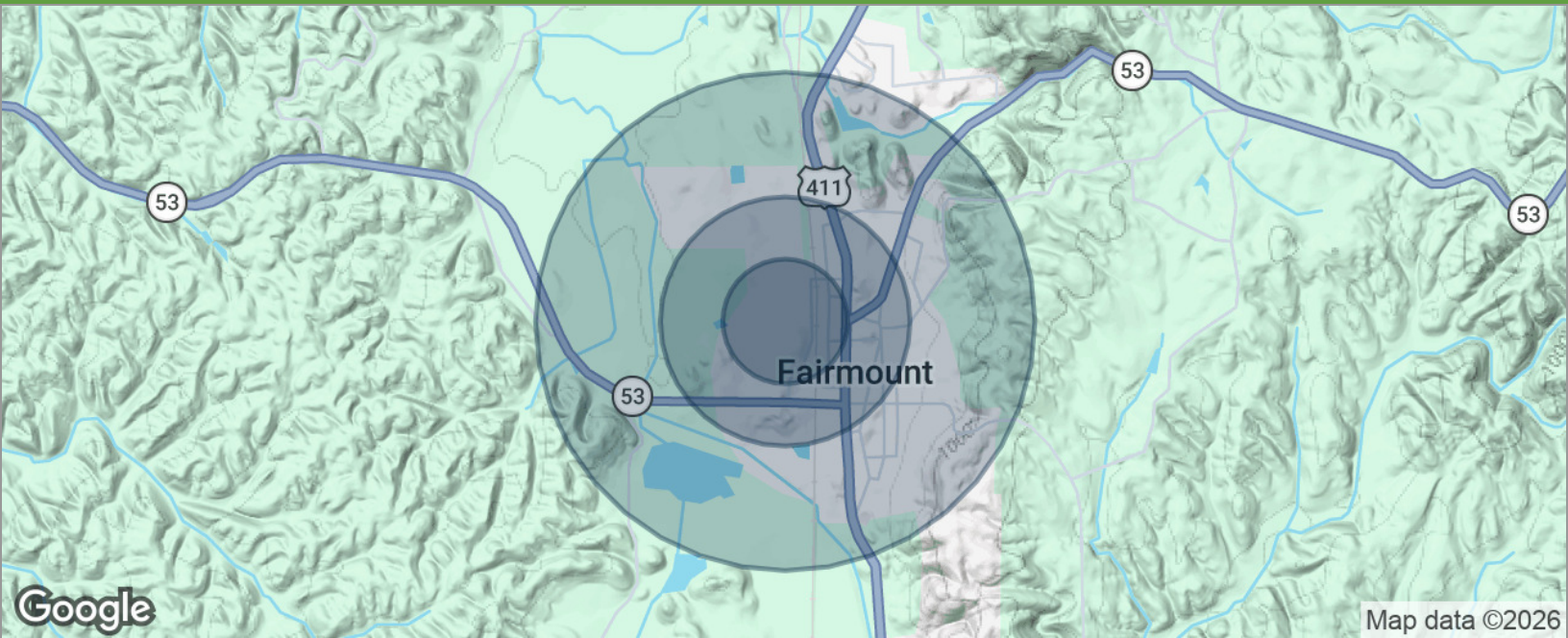
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	29	117	449
Median age	42.6	42.3	42.3
Median age (Male)	43.5	43.2	43.2
Median age (Female)	36.3	35.9	36.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	10	40	155
# of persons per HH	2.9	2.9	2.9
Average HH income	\$75,318	\$75,318	\$74,795
Average house value	\$100,866	\$97,387	\$98,528

** Demographic data derived from 2020 ACS - US Census*



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MATTHEW BONNETT

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PROFESSIONAL BACKGROUND

I'm an Industrial Warehouse specialist focused on Chattanooga, TN and the North Georgia submarkets north of Atlanta. I have over 50 completed transactions (leasing + sales) with national and local clients; recent notable: 165,000 SF warehouse sale in GA.

I work with shallow-bay multi-tenant and single-tenant properties from 5,000 SF to 300,000 SF, and my services include Buyer and Seller rep, Net Leased Investment Sales, and Tenant or Landlord representation. I actively source on/off-market to keep real options in front of you.

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RealSmart

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