FOR SALE

OFFERING MEMORANDUM

2118 US Hwy 41,
Calhoun, GA 30701

±240,400 SF
± 41 Acres

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TABLE OF CONTENTS

03 The Offering

05 Investment Highlights

10 Property Overview

13 Offering Process

THE OFFERING PORTFOLIO SUMMARY

PROPERTY SUMMARY	
Address	2118 US Hwy 41
Total SF	± 240,400 SF
Land Area	41.02 Acres
Price	$7,270,000
Price/SF	$30/SF

PROPERTY FEATURES

- 2 Suites (177k SF & 67k SF)
- 4+ Acres of paved outside storage
- Heavy power
- Direct access to Calhoun Regional Airport

Colliers has been retained on an exclusive basis to offer an investment sale opportunity at 2118 US Hwy 41 in Calhoun, Georgia. The subject property is strategically located just off Interstate 75, approximately 70 miles northwest of Atlanta and 50 miles south of Chattanooga, positioning the asset along a key Southeast distribution corridor. The ±240,400 square foot industrial facility is situated on approximately 41 acres and is well-suited for manufacturing and distribution operations. The building features clear heights ranging from approximately 20 to 24 feet, ample loading capabilities, and significant yard and trailer storage, providing operational flexibility for a variety of industrial users. The scale and configuration of the property make it well-positioned to support logistics, manufacturing, or distribution use within a growing industrial corridor, or potential redevelopment. Building is currently demised to accommodate 2 tenants of approx. 177,00 SF and 67,000 SF. The Northwest Georgia industrial market continues to benefit from its strategic location along the I-75 corridor, which serves as a critical link between Atlanta, Chattanooga, and the broader Southeast region. The area has seen sustained demand from manufacturing and logistics users, driven by its proximity to major automotive production hubs and access to a robust transportation network. Regional economic growth is supported by significant investment across the state, including Hyundai's multi-billion-dollar electric vehicle manufacturing operations and an expanding network of automotive suppliers throughout North Georgia. These investments continue to drive job creation, strengthen supply chain infrastructure, and reinforce the region's position as a key industrial and manufacturing hub within the Southeast.

This offering presents buyers with an exceptional value-add opportunity on a 41-acre property featuring multiple potential revenue streams. Priced significantly below replacement cost, the asset offers compelling investment value. The building is currently configured to accommodate two tenants, while more than four acres of paved outdoor storage provide the opportunity for an additional income-producing use or a potential third tenant.

THE OFFERING INVESTMENT HIGHLIGHTS

Excellent Access to I-75 & Strategic Southeast Location

Just off US Highway 41 with direct access to I-75, approx. 70 miles to Atlanta and 50 miles to Chattanooga.

Positioned within the Atlanta MSA Industrial Corridor

Situated along the I-75 NW corridor, a key distribution route connecting major SE population centers.

± 41 Acre Site with Large-Scale Industrial Facility

Includes a ± 240,400 SF industrial building with ample yard space and expansion potential.

Strong Regional Manufacturing Base

NW GA is home to a dense concentration of automotive and advanced manufacturing users supporting long-term industrial demand.

Significant Automotive & EV Investment in the Region

Billions in recent investments from Hyundai and a growing network of suppliers to drive economic growth across North GA.

Proximity to Established Industrial Users & Infrastructure

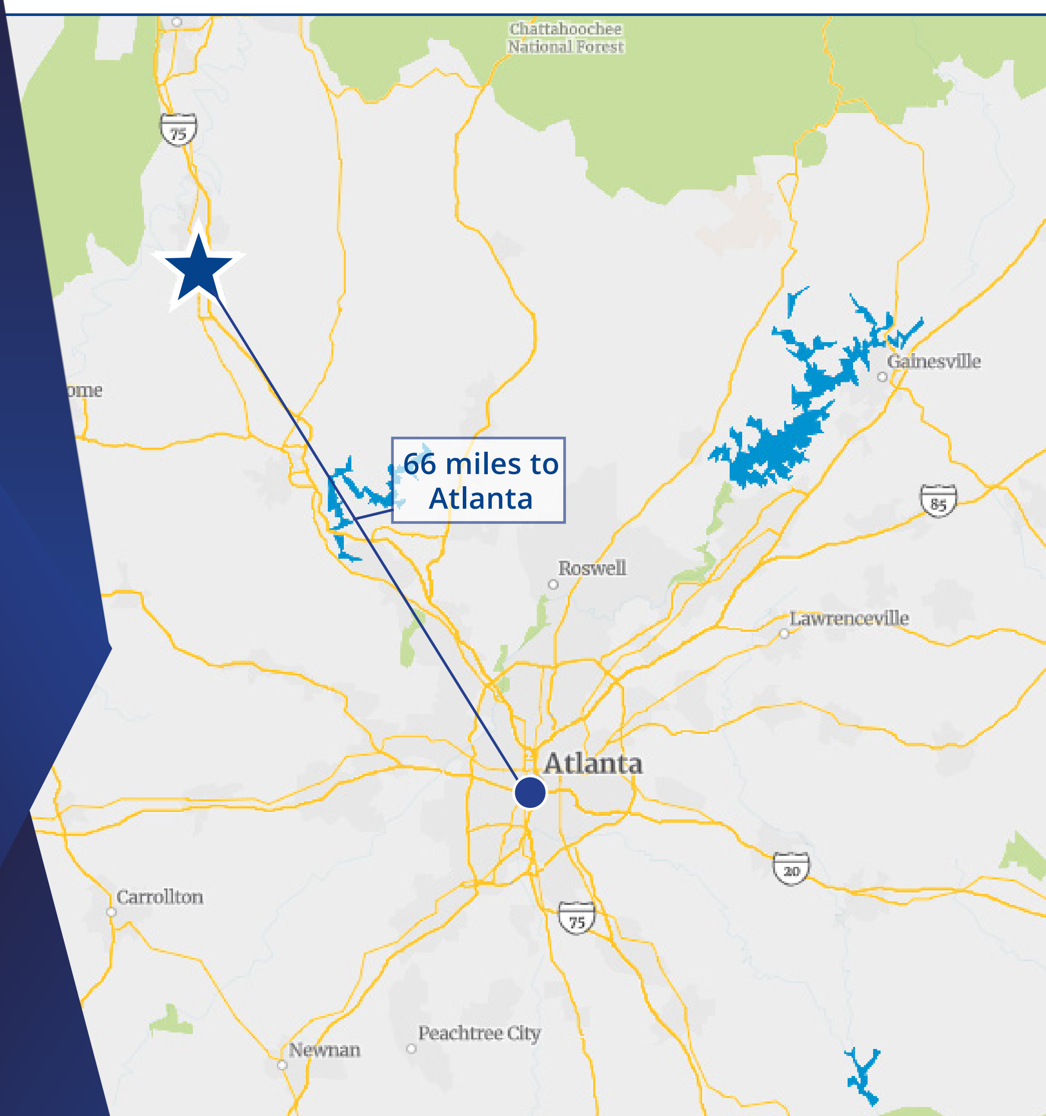
Surrounded by existing industrial development with access to labor, logistics infrastructure, and key transportation routes.

Flexible Multi-Tenant Industrial Opportunity

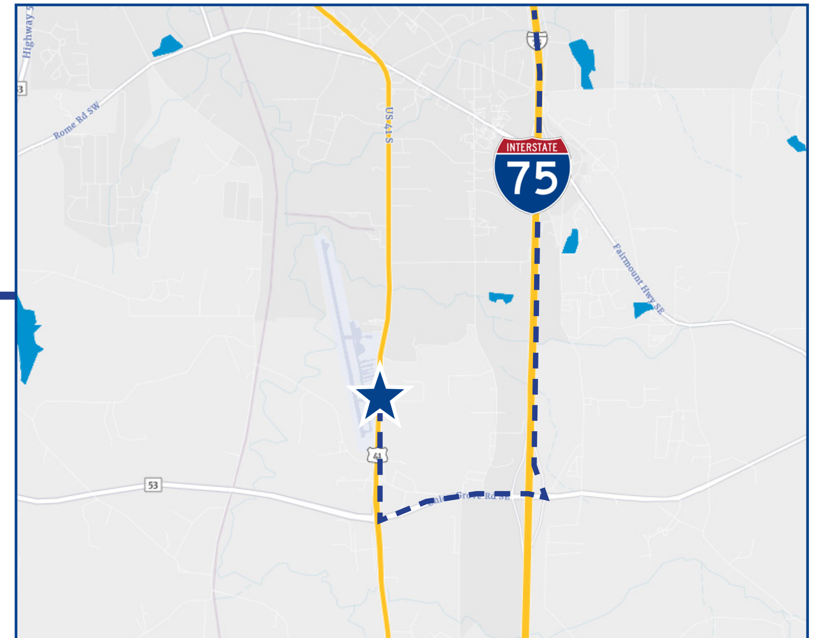
A potential multi-tenant building, currently demised into 177,000 SF and 67,000 SF, situated on ±4 acres with IOS or truck storage capability.

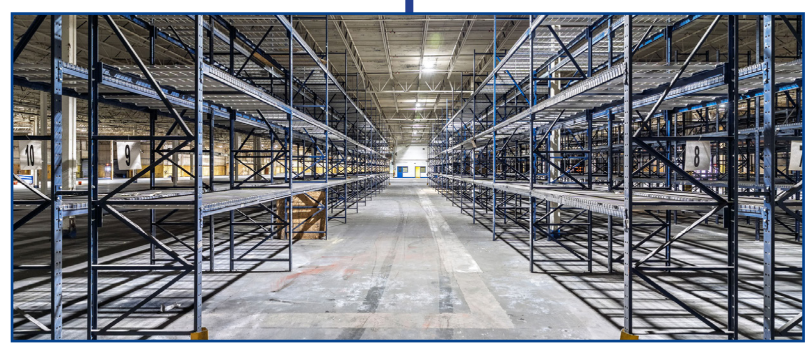

OFFERING MEMORANDUM
INVESTMENT
HIGHLIGHTS

INVESTMENT HIGHLIGHTS



LOCATION OVERVIEW





DISTANCE:
2 MILES

The facility is located in northwest Georgia in the City of Calhoun, with convenient access to the I-75 corridor, approximately 70 miles northwest of downtown Atlanta and just 2–3 miles from the interstate

INVESTMENT HIGHLIGHTS

Calhoun is a well-established industrial hub in northwest Georgia, with the property offering convenient access to I-75 and strong connectivity throughout the Southeast.

INVESTMENT HIGHLIGHTS

DEMOGRAPHICS

Within a 5 mile radius of the subject property

30,197	11,501	2.62	38.6	$57,500	$251,789
Population	Households	Avg size household	Median age	Median household income	Median home value

Mortgage indicators

$8,786
Avg spent on mortgage & basics

27.4%
Percent of income for mortgage

Population by generation

3.8%
Greatest gen: born 1945/earlier

18.5%
Baby boomer: born 1946 to 1964

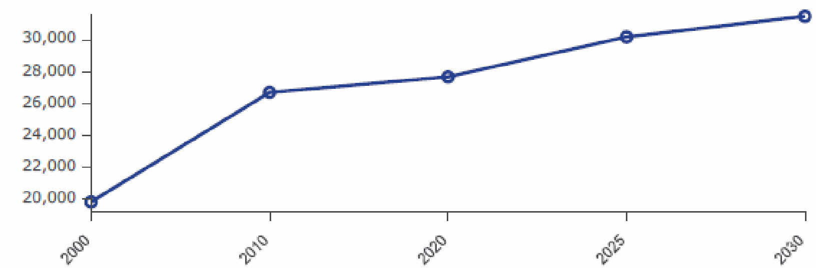
20.2%
Generation x: born 1965 to 1980

22.8%
Millennial: born 1981 to 1998

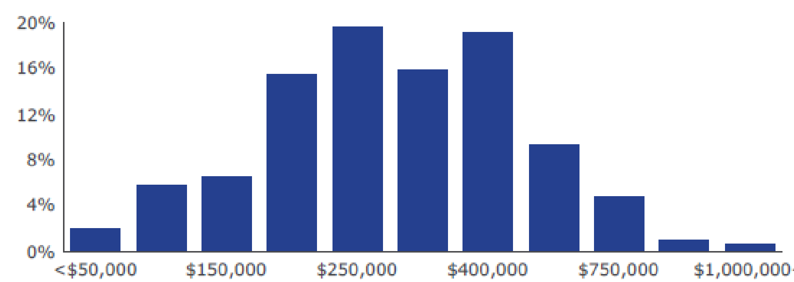
24.0%
Generation z: born 1999 to 2016

10.7%
Alpha: born 2017 to present

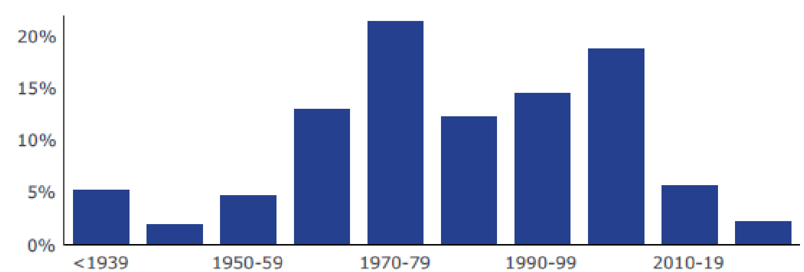
Historical trends: population



Home value



Housing: year built



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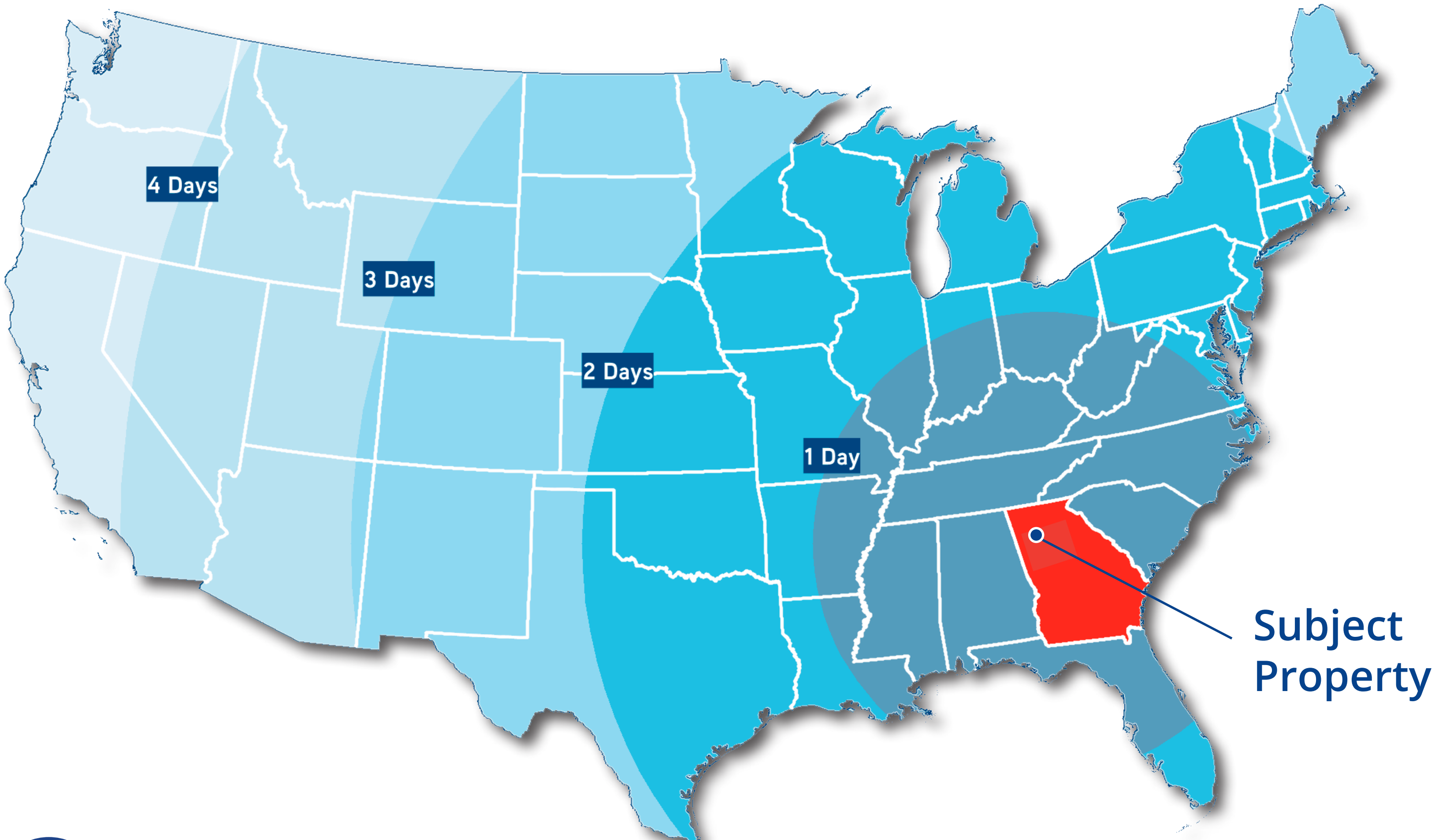

AIR

Hartsfield Jackson Int'l Airport .... 70 miles
Chattanooga Airport .... 50 miles

INTERMODALS

Norfolk Southern Dalton............. 30 miles
Norfolk Southern Austell .... 70 miles

PORTS

Appalachian Inland.................... 35 miles
Savannah .... 300 miles
Charleston .... 350 miles
Jacksonville .... 400 miles

PROPERTY OVERVIEW

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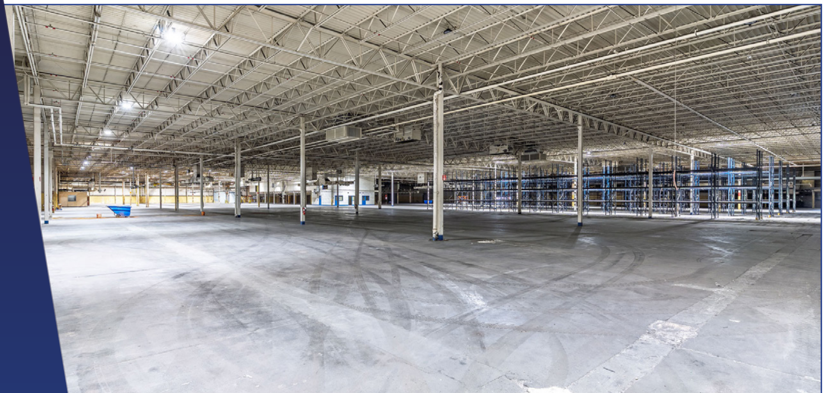
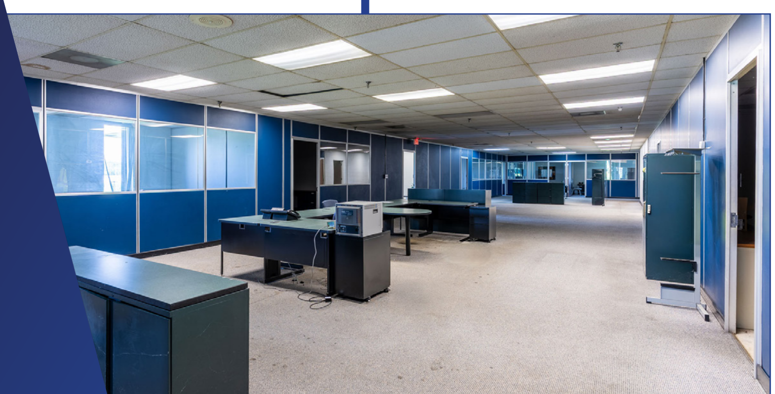
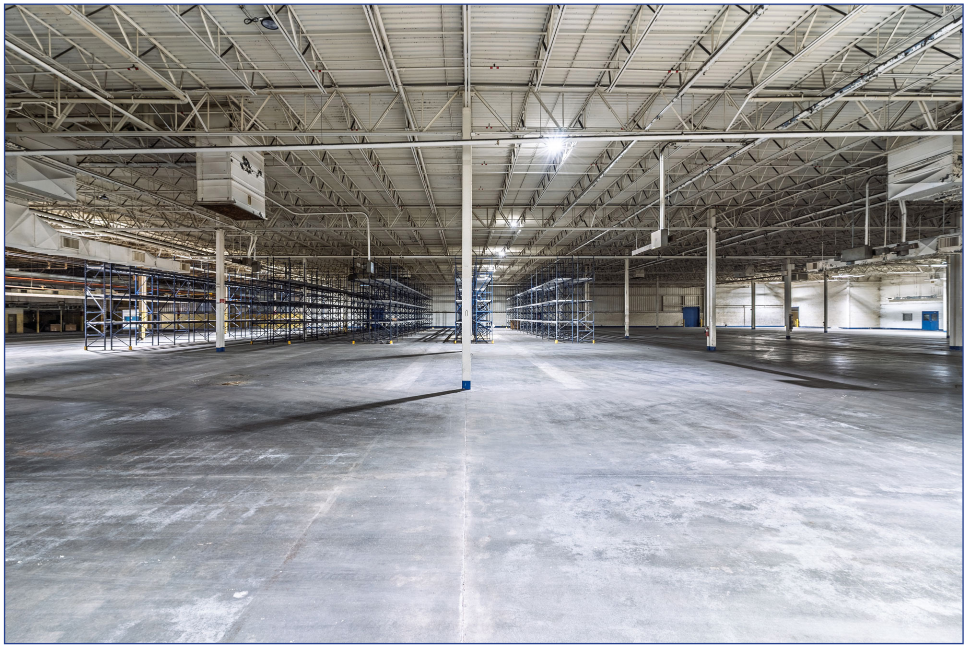




Address	2118 US Hwy 41
Metro Market	Calhoun
Submarket	Northwest Georgia
Zoning	IND-G
Taxing Authority	Gordon County
Tax Parcel ID	C46 013
Land Area	41.02 Acres
Total Building SF	± 240,400
Office SF	± 6,100
Year Built	1980
Clear Height	20’ - 24’
Dock High Doors	7
Drive-In Doors	4
Outside Storage	4+ Acres

PROPERTY OVERVIEW Property Photos



OFFERING PROCESS

OFFERING PROCESS

The Property at 2118 US Hwy 41 is being offered for sale to principals only, on an "as-is" basis, subject to the Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should recognize the following:

- Property Tours: To arrange a property tour, please contact Todd Harrell at +1 404 877 9226 or todd.harrell@colliers.com
- Financial Services: For questions concerning potential financing options, please contact Hagan Dick at +1 404 877 9297 or hagan.dick@colliers.com
- Initial Bids: During the marketing process, Colliers will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchase offers, which may include the following:
    - Purchase price, earnest money deposit, due diligence contingencies and closing date
    - Experience acquiring similar properties
    - Details regarding capital sources (both debt and equity
    - Investment approval process
- Due Diligence Materials: With Seller's approval, Colliers will make available to qualified purchasers relevant due diligence materials as applicable and available, such as the leases, title reports, easement agreements, survey, and property reports.

Limiting Conditions:

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition or financing of 2118 US Hwy 41, described herein as (the "Property") and is not to be used for any other purposes or made available to any other person without the express written consent of the Owner or Colliers International - Atlanta, LLC ("Colliers"). This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this Offering Memorandum has been compiled by Colliers from sources considered reliable and has not been independently verified by Colliers. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Prospective Purchasers should review all legal documents, which are available from Colliers, and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified Prospective Purchasers. Neither the Owner nor Colliers, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or the information contained herein, or any additional information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Colliers on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any Prospective Purchaser, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion to withdraw the Property offered herein, and supplement, change, amend, bifurcate, or reduce the Offering Memorandum.

OFFERING PROCESS

WHAT TO EXPECT WHEN BUYING A US MARSHAL ASSET

The US Marshals (USMS) typically require an initial 21-day marketing period before responding to any offers. This is subject to change.

1) Preview the property.

2) USMS assets are always sold AS-IS with the right to inspect.

3) The asset manager prefers cash offers, but they do allow for financing contingencies. Please provide either sufficient evidence of funds for cash offers (no more than 30 days old) or a pre-approval letter for offers with financing contingencies. If you are buying in a Business Entity Name, proof of funds must be in the same entity name. If not, please provide an explanation of the relationship.

4) Typically USMS does not do post-inspection repairs

5) If you are interested in making an offer, please use the attached Letter of Intent (LOI). If the asset manager chooses to move forward with your offer, the asset manager will prepare their purchase agreement and email it to you for review.

6) Typically the asset manager responds to offers within 48-72 hours (excluding weekends).

7) If you agree with the purchase agreement you will be asked to wire your earnest money to the law firm that the USMS chooses for the transaction. USMS will not execute the purchase agreement until the earnest is in escrow.

8) Property purchases with sales prices below $50,000 will be conveyed by a Quit Claim Deed and no title insurance. Property sales higher than $50,000 will be conveyed by a Special Warranty Deed and insurable title unless otherwise noted.

9) See attached blank sample purchase agreement for review

USMS & DOJ reserves the right to change the above process, reject all offers, call for best and final, or cancel the sale.

Buyer's Initials: ______________

OFFERING PROCESS

LETTER OF INTENT (LOI)

To make an offer on an USMS listing, the potential purchaser and/or buyer's agent must submit a letter of intent. The USMS will review the letter of intent and then provide the specific contract package to complete the transaction. **This letter of intent is not binding by either party.**

The letter of intent should contain the following criteria:

NAME OF PURCHASER(S): **If you are buying in a business or LLC name, please include evidence of signing authority or an operating agreement. Check one option:**

☐ Individual ☐ Business

Name(s): ____

PROPERTY ADDRESS:

________________________, ____________, _____ ZIP: ________

PURCHASE PRICE (OFFER):

$______________ (the US Marshal does not recognize the utilization "escalation clauses")

PLEASE CHECK WHETHER THIS IS A CASH OR FINANCED TRANSACTION.
If financing, please state the mortgage amount and provide a current pre-approval letter. If this is a cash transaction, please provide a current asset statement showing funds available (no more than 30 days old). If you are buying in a Business Entity Name, proof of funds must be in the same entity name. If not, please provide an explanation of the relationship.

☐ CASH ☐ FINANCED

Mortgage amount: $______________

EARNEST MONEY DEPOSIT (indicate amount): (Note: Minimum requirement is a 5% deposit | 10% deposit is preferred for cash transactions). **If financing, please provide an asset statement showing down payment funds available.**

Earnest Money: ________% or $____________

OFFERING PROCESS

The property is sold "As-is, where-is", with the right to inspect. Please indicate the Due diligence period needed (NOTE: 20 days (or less) is preferable):

Due Diligence: ________ days

PLEASE INDICATE THE CLOSING PERIOD NEEDED (NOTE: 45 days (or less) is preferable):

__________ days to close from the date the contract is fully accepted by all parties

PLEASE NOTATE ANY CONTINGENCIES IN YOUR OFFER:

Purchaser Address:______________________________, __________________, ____ **Zip**: _________

Purchaser Phone: (________) _______ – _______________

Purchaser Email: _____________________@___________._________

Purchaser Signature: X____

I am represented by a real estate agent: YES __☐___ NO__☐____

Opt out of Real Look Emails: ☐

PLEASE INCLUDE A LETTER FROM BANK OR LENDING INSTITUTION TO VERIFY PROOF OF FUNDS.

Real Estate Brokerage Name: ______________________________

Brokerage Address: ____________________________, ____________________, _____ **Zip** _________

Brokerage Phone: (________) _______ – _______________

Agent Name: ______________________________________ **Agent License #:** _____________________

Agent Email:___________________________________ **Agent Cell:** (______) ______–______________

Opt out of Real Look Emails: ☐

At Colliers, we are **enterprising**

63
countries on 6 continents

$4.6B
in annual revenue

$92B
assets under management

53,000
sale and lease transactions

2B
square feet under management

18,000
professionals and staff

Statistics are for year-end 2022 and in U.S. dollars.
Number of countries includes affiliates and as of January 2023.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 62 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of $4.3 billion and $57 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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