

## Mark Sheffield Bartow & Cherokee



- 1. Interface Corporation**  
210,000 SF Manufacturing Facility
- 2. The Torrington Company**  
264,800 SF Manufacturing Facility
- 3. Shaw Industries Group, Inc.**  
292,000 SF Distribution Facility
- 4. Evenflo Corp.**  
355,000 SF Manufacturing / Distribution Facility
- 5. Titan Wheel Corporation**  
168,640 SF Industrial Facility
- 6. Academic Book Services, Inc.**  
152,500 Specialized Industrial Facility
- 7. Cosco, Inc.**  
158,000 Manufacturing / Distribution Facility
- 8. Home Legend, Inc.**  
56,000 SF Office / Warehouse
- 9. Godfrey Hirst Carpets**  
101,762 SF Warehouse Facility
- 10. The Dixie Group**  
292,000 SF Distribution Facility

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1450 West Avenue, Cartersville, Georgia 30120 (Bartow County)

## Interface<sup>®</sup>

### Client

#### **Interface Corporation**

Manufacturer of carpeting and tiles. Company is listed on the New York Stock Exchange.

### Assignment

Disposition of a 210,000-square-foot, state-of-the-art manufacturing distribution facility.

### Requirements

Ability to market property on a regional and national level to industrial users.

### Result

Sold the property to a company located in Smyrna, Georgia.

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2118 US Highway 41, Calhoun, Georgia 30710 (Gordon County)

## Torrington®

### Client

#### **The Torrington Company**

Worldwide producer of precision bearings and motion-control components.

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### Assignment

Represent Torrington in the sale of their 264,800-square-foot manufacturing facility, located in Calhoun, Georgia.

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### Requirements

Very specialized and highly improved manufacturing plant that required a targeted group of potential buyers for this type of facility. Small universe of potential buyers demanded exclusive marketing efforts.

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### Result

Successfully sold the facility to Carraro North American, Inc. This was the first operation outside of Carraro North American's headquarters, located in Italy.

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400 Princeton Avenue, Adairsville, GA 30103 (Bartow County)



### Client

#### **Shaw Industries Group, Inc.**

Carpet and flooring manufacturer since 1967.

### Assignment

Represent institutional ownership in the procurement of a tenant for the 292,000-square-foot bulk warehouse facility.

### Requirements

To have in-depth market knowledge of the bulk warehouse industrial market conditions in the I-75/North Georgia market and to provide consulting services to our client.

### Result

Successfully concluded a long-term lease extension with Shaw Industries Group, Inc.

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1000 Evenflo Drive, Ball Ground, GA 30107 (Cherokee County)



### Client

#### **Evenflo Manufacturing & Distribution Facility**

Manufacturer of baby products

### Assignment

Represent Evenflo in the sale of their 355,000-square-foot manufacturing and distribution facility located in Ball Ground, GA.

### Requirements

Charged with selling the asset in a very tight time frame.

### Result

Successfully sold the facility twice: first, to an out-of-state private equity group and then secondly, within 30 days, sold the facility to a local company.

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1360 Joe Frank Harris Parkway, Cartersville, GA 30120 (Bartow County)



### Client

#### **Titan Wheel Corporation**

Titan has a heritage of over 100 years in the off-highway wheel manufacturing business and has evolved into a leading global supplier.

### Assignment

Represent ownership in the leasing of this 170,000-square-foot industrial warehouse facility.

### Requirements

To have in-depth knowledge of the bulk warehouse industrial market conditions and competition in the I-75 North Submarket.

### Result

Successfully brokered a long-term lease with Titan Wheel Corporation and subsequently leased building to Bizchair.com.

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200 Cook Street, Cartersville, Georgia 30120 (Bartow County)

Acquired by



### Client

**Academic Book Services, Inc.**

National distributor of textbooks

### Assignment

Represent the ownership in the sale of their 152,000 SF warehouse/manufacturing facility.

### Requirements

Comprehensive knowledge of the industrial market and proven ability to coordinate all marketing efforts involved with the sale of a specialized industrial facility.

### Result

Sold the building to Academic Book Services with the buyer relocating from the Fulton Industrial area of Atlanta.

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220 River Drive, Cartersville, Georgia 30120 (Bartow County)



### Client

#### **Cosco, Inc.**

Major manufacturer of infant furniture in the States.

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### Assignment

Represent ownership in procuring a tenant for a 100,000-square-foot manufacturing /distribution facility.

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### Requirements

Strong understanding of the conditions and competition in the I-75 North Submarket.

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### Result

Successfully concluded a long-term lease with Cosco, Inc. for the original, 100,000-square-foot facility. Subsequently, negotiated an expansion and lease renewal, thereby expanding the facility to 158,500 square feet.

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100 Eagle Parkway, Adairsville, Georgia 30103 (Bartow County)



## Client

### **Home Legend, Inc.**

National distributor of hardwood flooring

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## Assignment

Represent the Lender in the disposition of a 56,264-square-foot office/warehouse facility.

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## Requirements

Strong understanding of the industrial market, with the ability to quickly identify potential buyers for the property.

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## Result

Successfully completed the sale of the building to Home Legend, Inc. and assisted Home Legend in the expansion of the facility to 110,000 square feet.

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*Godfrey Hirst*

CARPETS

### Client

#### **Godfrey-Hirst Carpets**

Worldwide manufacturer and supplier of high-quality, residential and commercial carpet

### Assignment

Represent an institutional owner in the disposition of a modern, 101,762-square-foot warehouse facility.

### Requirements

Strong knowledge of the I-75/ North Submarket.

### Result

Sold the building to Godfrey-Hirst Carpets, an Australian company.

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THE DIXIE GROUP

### Client

#### **The Dixie Group**

Leased and later sold the facility to The Dixie Group, as the broker representing both the landlord/seller, REIT Management and Research, LLC, and the tenant/buyer.

### Assignment

To lease 292,000 SF bulk warehouse facility.

### Requirements

In-depth knowledge of industrial bulk warehouse market conditions in the I-75/ North Georgia area and provide marketing services.

### Result

Negotiated ten-year lease between owner and The Dixie Group, with option to purchase, which The Dixie Group subsequently exercised.

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