

FOR SALE

3295 Dug Gap Road • Dalton, Georgia 31720



INDUSTRY
REAL ESTATE PARTNERS

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PROPERTY OVERVIEW

Located just half a mile from I-75 in the heart of Dalton's industrial corridor, **3295 Dug Gap Road** offers a prime investment opportunity for owner-users or industrial investors seeking a flexible, well-positioned asset. Built in 1990, this freestanding industrial facility sits on a sprawling 7.7 acres.

The property features a 20,394 SF mezzanine office space and a 190,511 SF climate-controlled warehouse area. The warehouse features 22-32' clear height, compressed air lines, and reinforced slab construction, nine dock-high doors, and two 12'x14' oversized drive-in doors.

Zoned for heavy industrial, the property supports a wide range of uses and was previously home to carpet production, machining, and fabrication operations. With two curb cuts, dedicated turn lanes, and excellent visibility from Dug Gap Road, the site ensures ease of access for both employees and freight.



PROPERTY HIGHLIGHTS



20,394 SF

Office Space



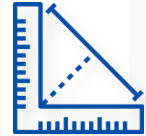
190,511 SF

Warehouse Space



NINE (9)

Dock High Doors



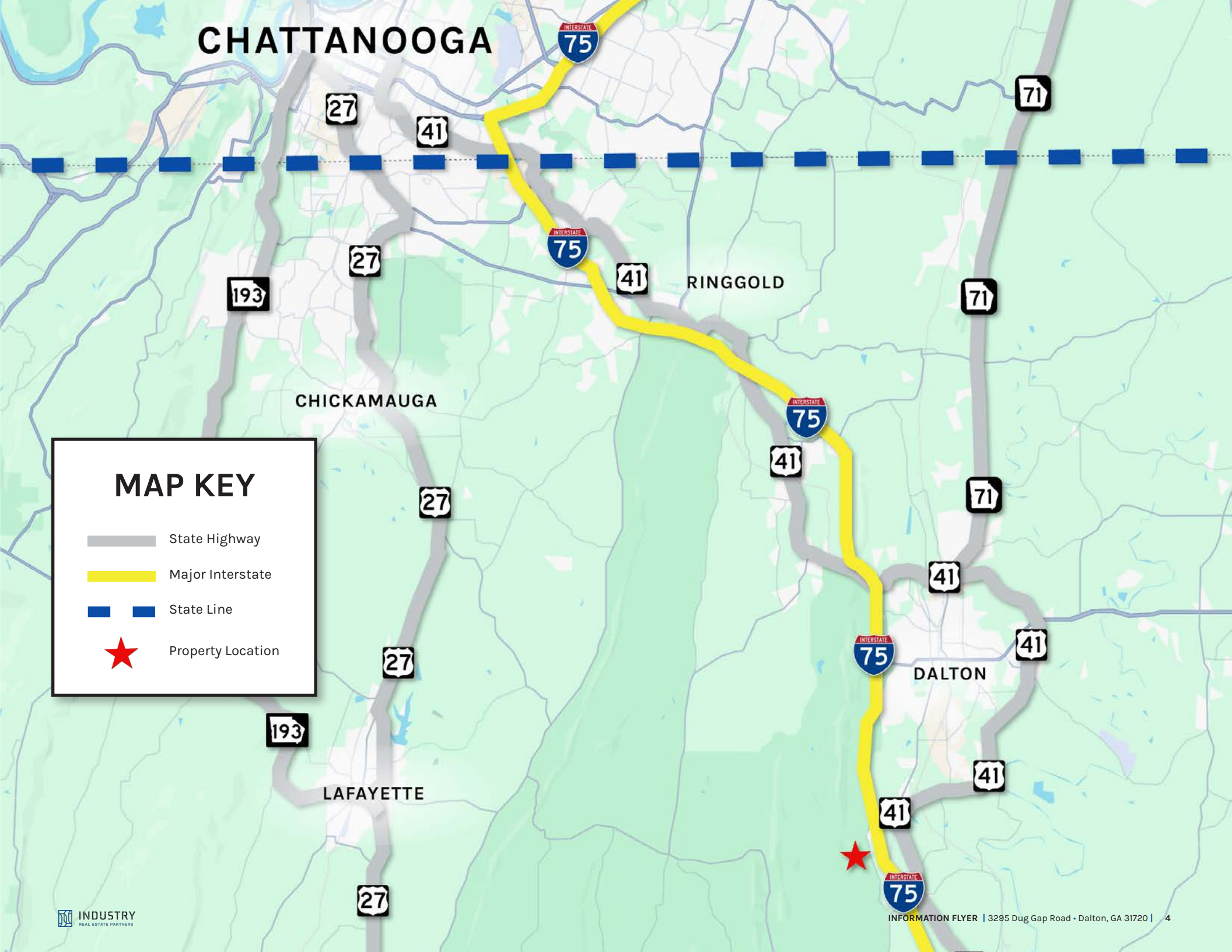
22' - 32'

Clear Height

PROPERTY SPECIFICATIONS

ADDRESS	3295 Dug Gap Road, Dalton, GA 31720	DOCK HIGH DOORS	Nine (9) Dock High Doors
PROPERTY TYPE	Industrial	PARKING	Ample On-Site Parking
TOTAL LAND AREA	7.7 Total Acres	SPRINKLERS	Wet
OFFICE SPACE	20,394 SF	STORIES	Single Story + Office Mezzanine
WAREHOUSE SPACE	190,511 SF	POWER	Heavy Power
YEAR BUILT / RENOVATED	1990 / Subsequent Renovations	ZONING	HI - Heavy Industrial
CLEAR HEIGHT	22' - 32'	COUNTY	Whitfield

CHATTANOOGA



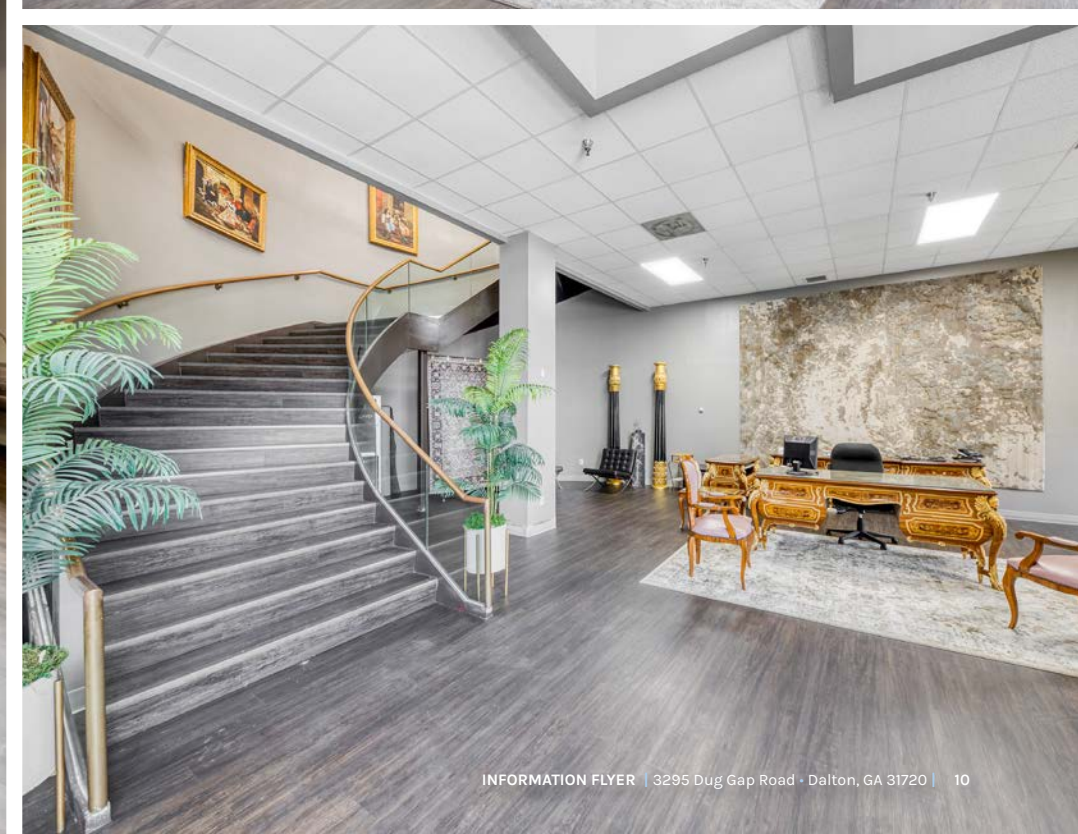






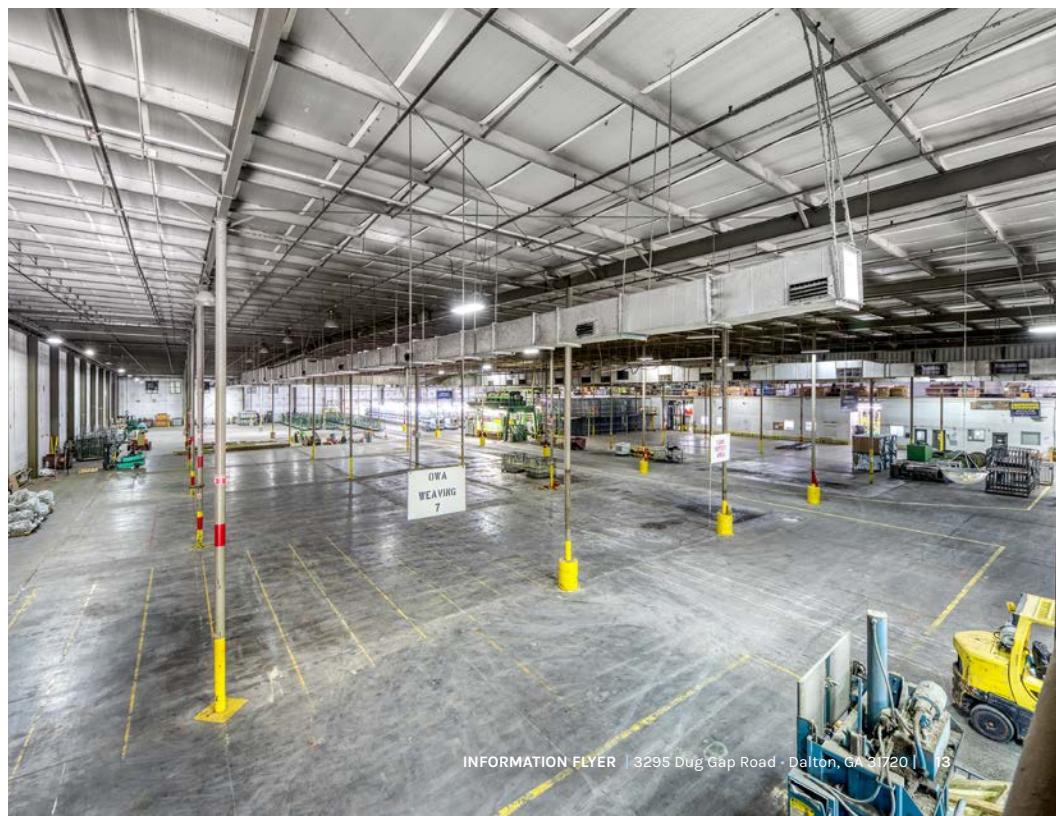
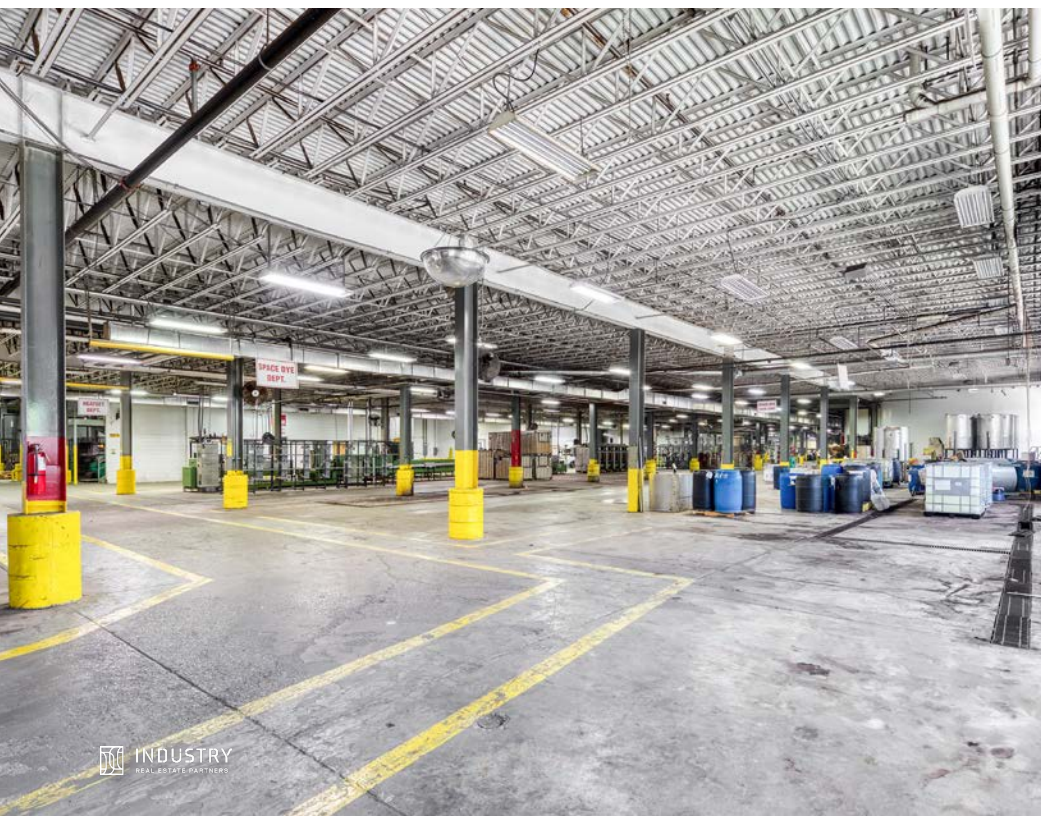










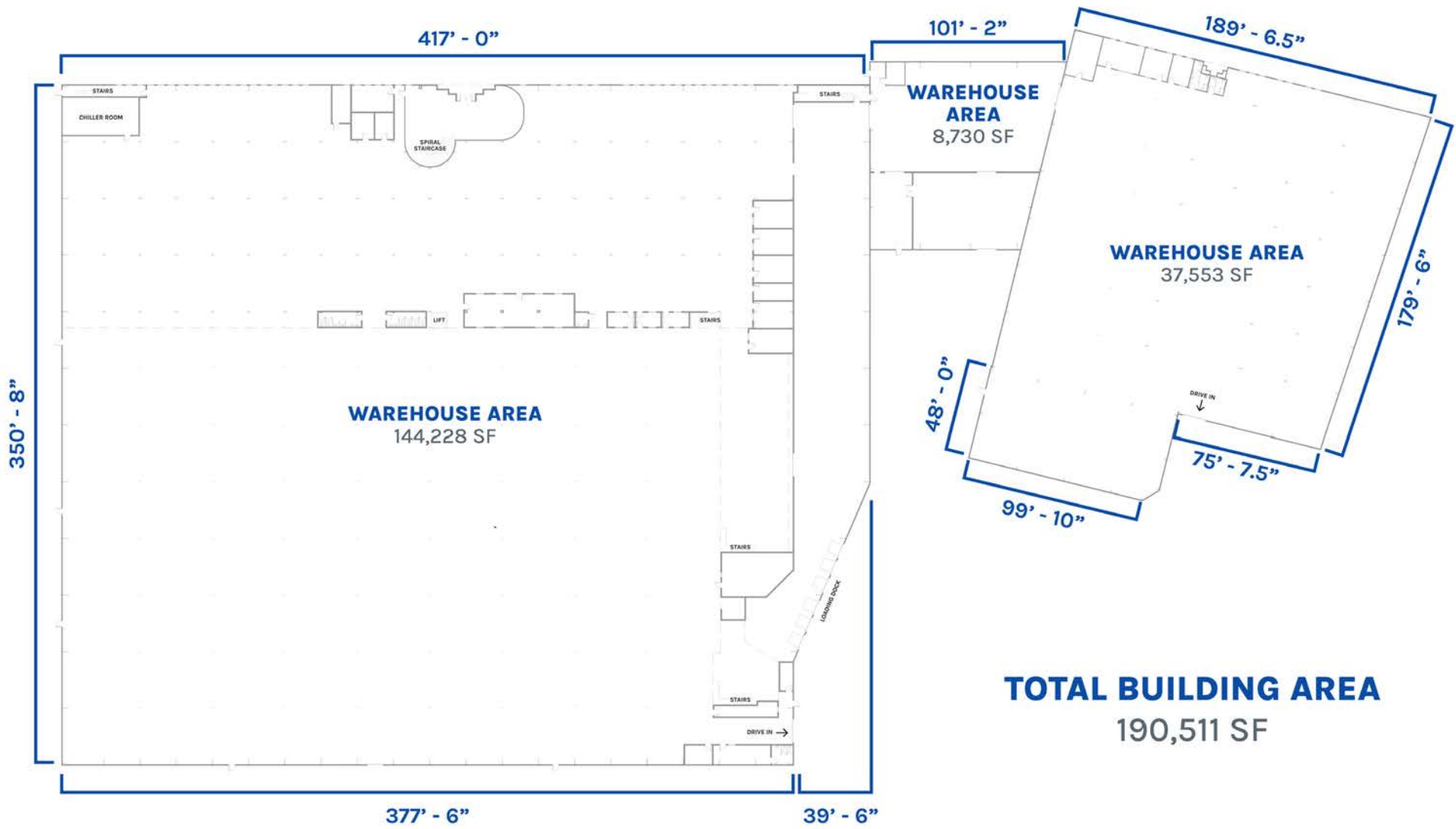




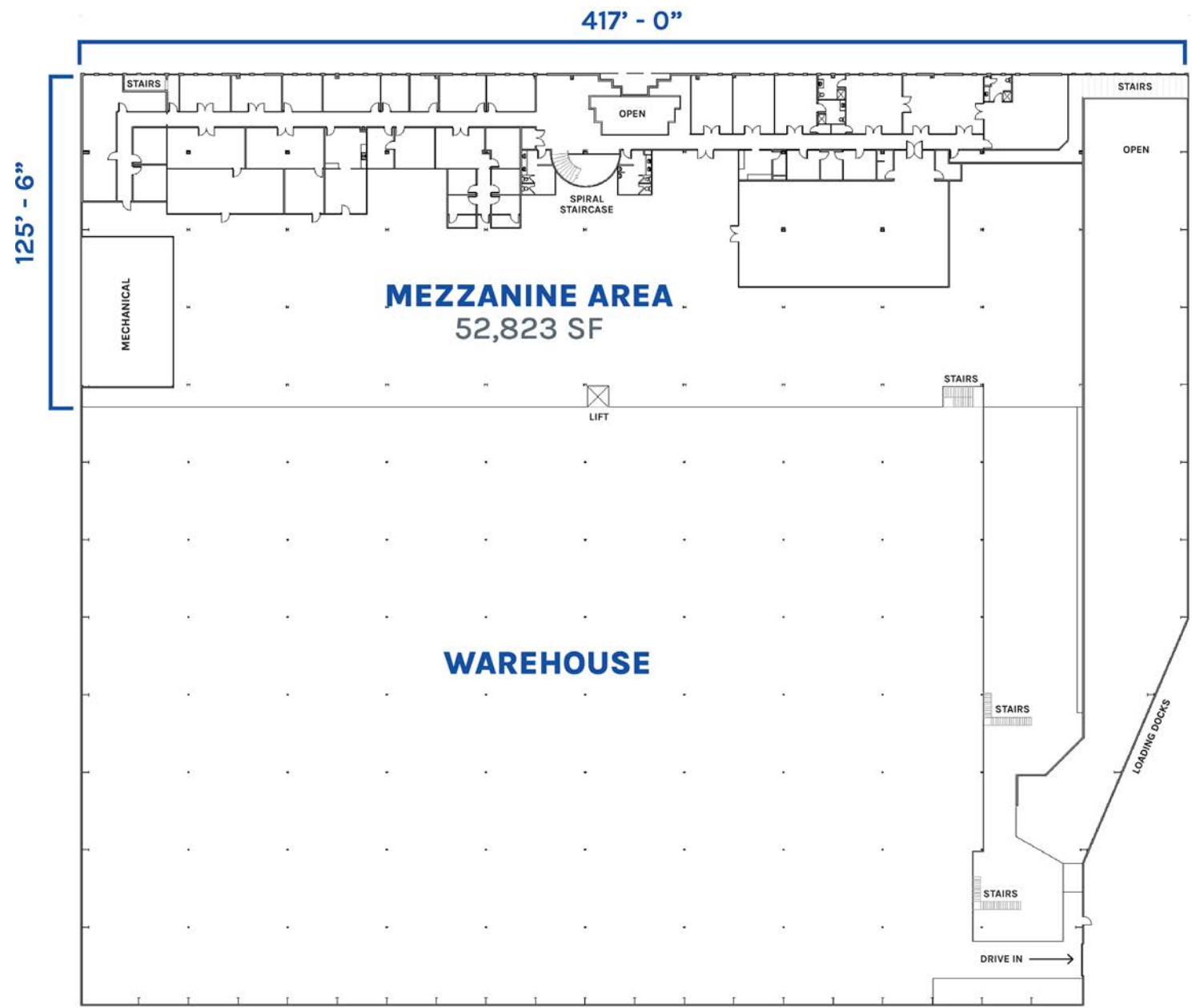




3295 DUG GAP ROAD | WAREHOUSE FLOOR PLAN



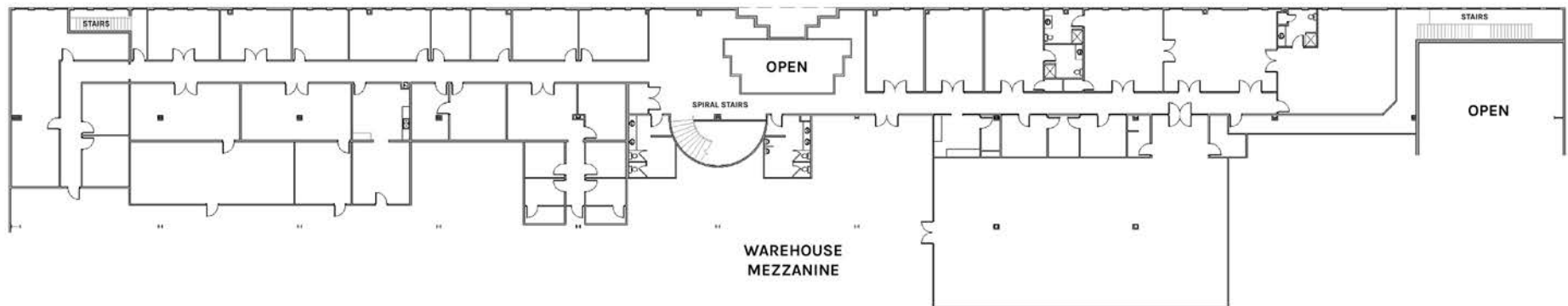
3295 DUG GAP ROAD | MEZZANINE FLOOR PLAN



3295 DUG GAP ROAD | OFFICE FLOOR PLAN

OFFICE MEZZANINE

20,394 Total SF



FOR MORE INFORMATION

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