



STRATEGIC INDUSTRIAL WAREHOUSE IN DALTON



## LARGE SCALE WAREHOUSE FOR LEASE IN DALTON GA

AVAILABLE SPACE: 165,000 SF

1318 Underwood St | Dalton, GA 30721



SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

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baker.townsend@svn.com

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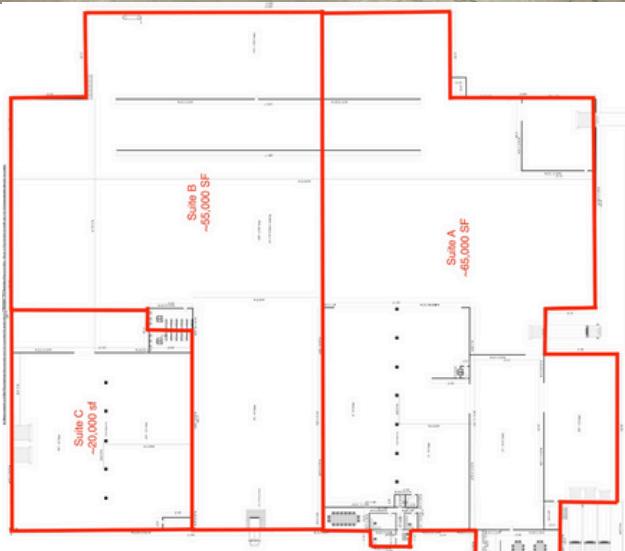
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## Retailer Map



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## LISTING HIGHLIGHTS

- single or multi tenant
- 4 miles off I-75
- 3 phase power
- sprinkled
- 9 total dock doors
- 1 drive in (14' tall)
- Suite A: 65,000 SF (\$2.99 SF)
- Suite B: 55,000 SF (\$2.99 SF)
- Suite C: 20,000 SF (\$2.99 SF)
- Suite D: 15,000 SF (\$2.99 SF)
- One tenant can take entire building



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## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	7,879	41,001	66,499
2029 Projected Population	7,883	41,099	66,595
Median Age	31.2	34	35.4
Households	1 Mile	3 Mile	5 Mile
2024 Households	2,504	13,822	22,944
2029 Projected Households	2,507	13,863	23,016
Average Household Income	\$52,562	\$65,353	\$70,558



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# BROKER

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



**Baker Townsend**  
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