

# 414 3rd Ave

414 3RD AVE, DALTON, GA 30721

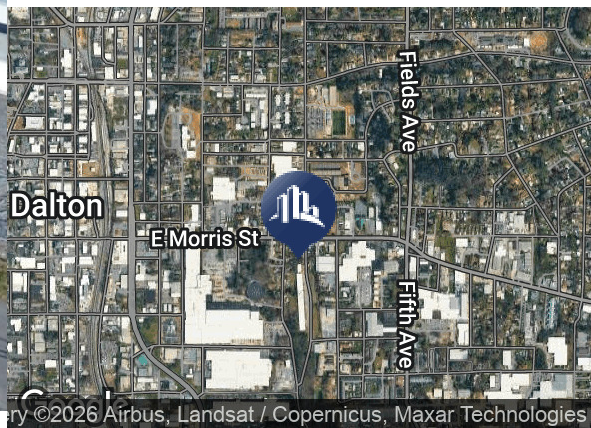
**FOR SALE OR LEASE**

**\$2,300,000**  
**\$4 Per SF NNN**



## PROPERTY FEATURES

- 14 docks
- 54,871 SF
- 2.8 miles from I-75
- 11 restrooms,
- 12-14' Clear Height
- 1,000 amps of 3 phase 240 power and 200 amps of single phase power.
- One year old TPO Roof
- Lease sizes from 3,840 - 54,871 SF



**Matthew Bonnett**  
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Each office independently owned and operated.

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Industrial Property



## PROPERTY DESCRIPTION

This 54,871 SF warehouse with 6 acres is in an easy access location at the center of Dalton. This building benefits from a masonry construction, a New TPO roof that was replaced a year ago, 1,200 amps of power, and 14 docks.

Because of its length, the 14 dock doors and 11 restrooms have been spread out through the building to allow for different staging areas or shift workers to stay in the same area. Three of the dock doors are recessed into the building 21' to allow for more clearance to the road. (See floor plan picture)

This also opens the building to great potential as a multi tenant building allowing for each unit to have at least one dock, a restroom, and plenty of parking. The two vacant lots across the street have a gravel parking lot base, but the grass has grown over it through the years.

Leasing options can be short term if needed depending on use and location in the building.

The building is currently owner occupied and will be vacant at sale.

## OFFERING SUMMARY

Sale Price:	\$2,300,000 (\$41.91 per SF)
Lot Size:	6 Acres
Whole Building:	54,871 SF
For Lease	\$4 per sf NNN
Lease Suite A	10,290 SF
Lease Suite B	10,506 SF
Lease Suite C	6,906 SF
Lease Suite D	8,316 SF
Lease Suite E	8,064 SF
Lease Suite F	6,816 SF
Lease Suite G	3,840 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	364	981	3,006
Total Population	1,153	3,243	9,551
Average HH Income	\$56,386	\$55,516	\$58,297



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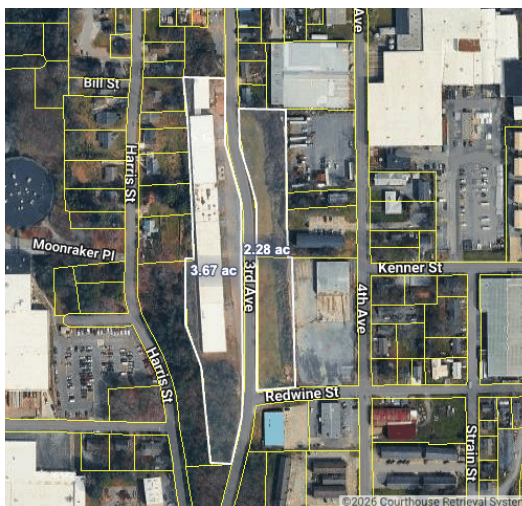
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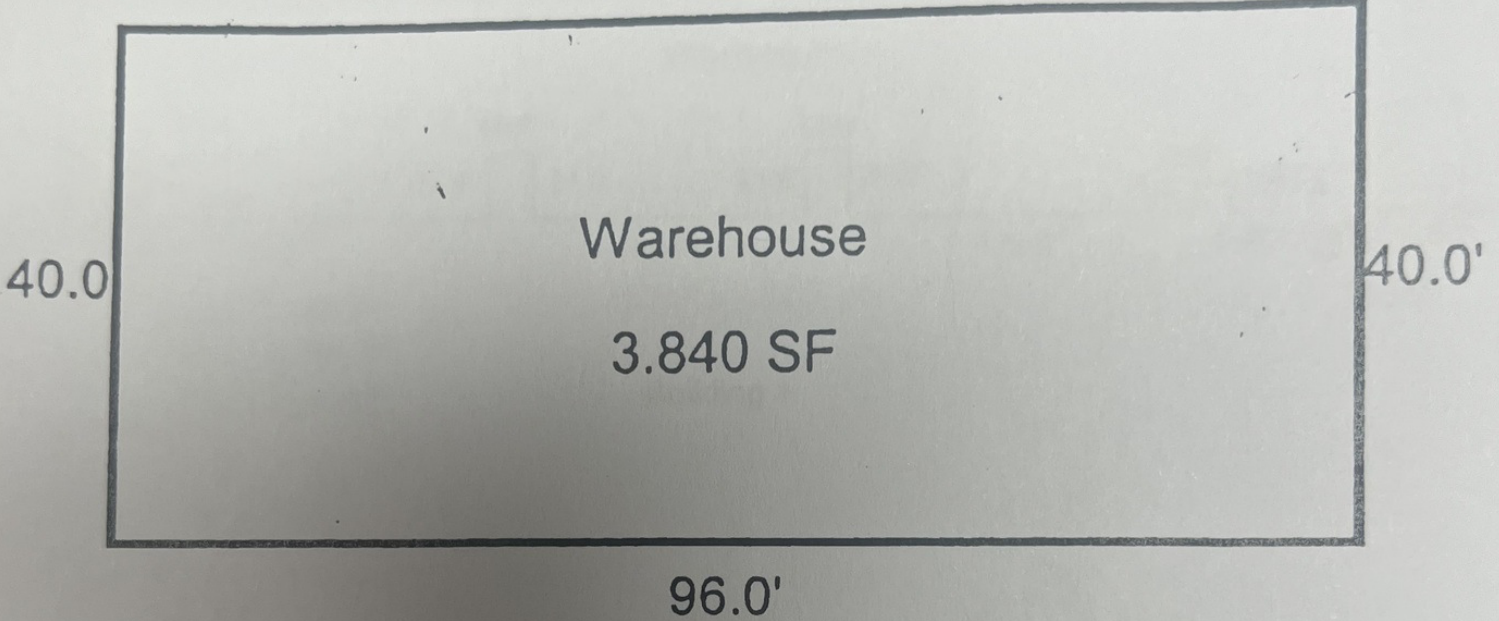
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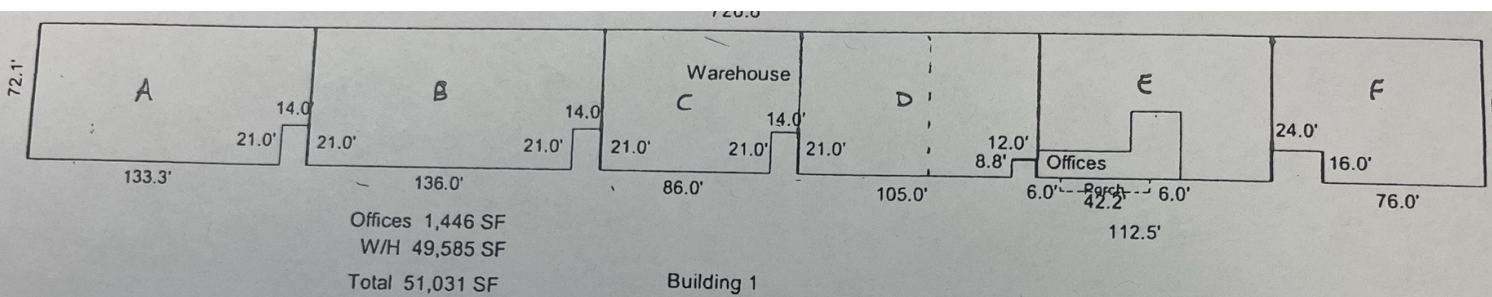
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## Building 2



- Suite A 10,290 SF
- Suite B 10,506 SF
- Suite C 6,906 SF
- Suite D 8,316 SF
- Suite E 8,064 SF
- Suite F 6,816 SF
- Suite G 3,840 SF



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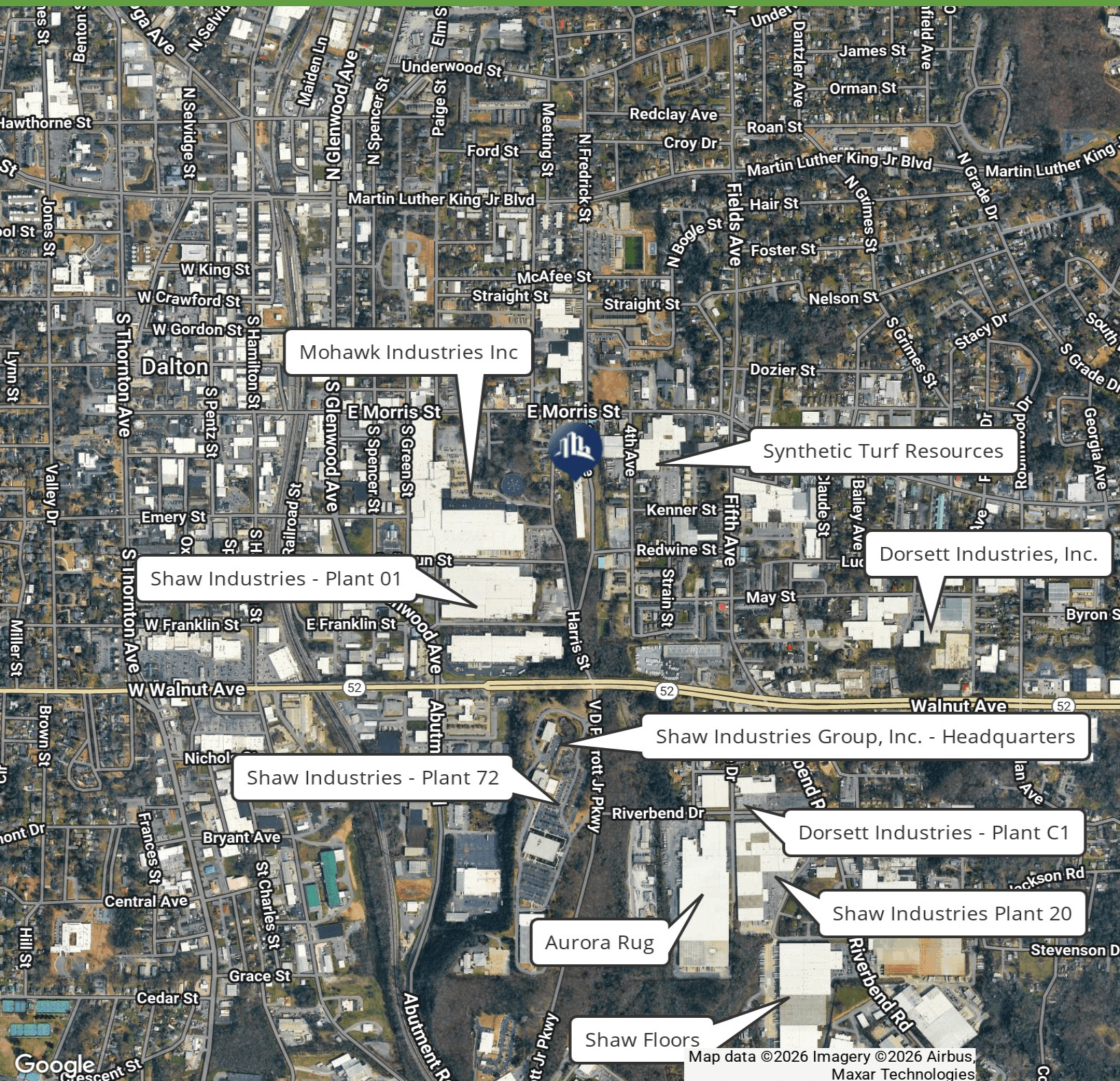
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**MATTHEW BONNETT**

Agent

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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 51 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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