



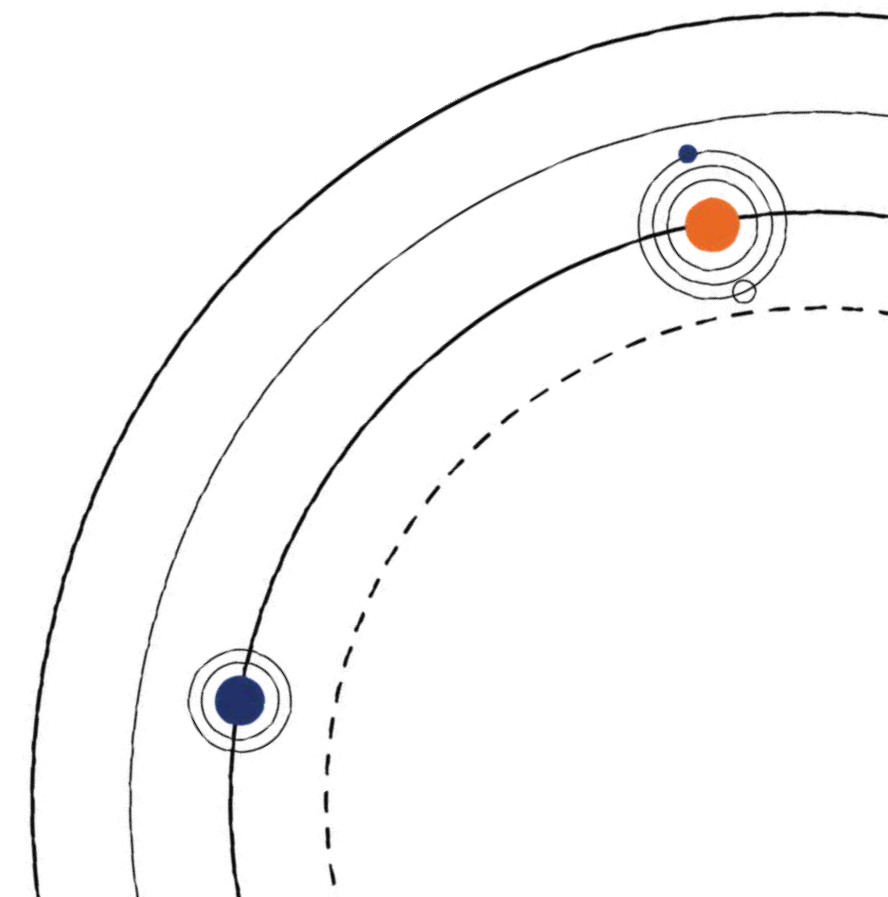
INDUSTRIAL | WAREHOUSE FOR SALE
1318 Underwood St | Dalton, GA 30721

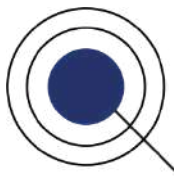
- \$5,500,000
- 165,000 Square Feet
- 7.26 AC (+/-)



EXECUTIVE SUMMARY

An award-winning, top-producing brokerage firm based in Chattanooga, Tennessee, SVN | Second Story has a remarkable track record of successfully closing sales throughout the Southeast. We are delighted to exclusively present an exceptional opportunity: the sale of a prime Industrial | Warehouse facility in Dalton, GA offering an expansive 165,000 square feet of space. Don't miss your chance to invest in a property that blends potential with performance, backed by our commitment to excellence.





HIGHLIGHTS

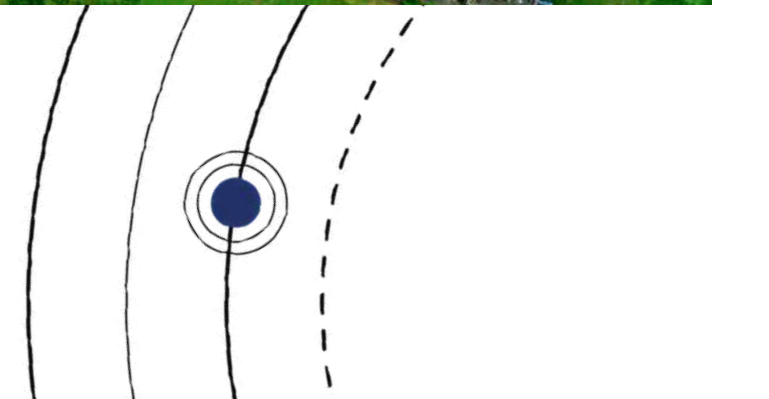
Year Built: 1971
Year Renovated: 2025
Building Size: 165,000 sf
Total Acreage: 7.26 acres (+/-)
Occupancy: Vacant

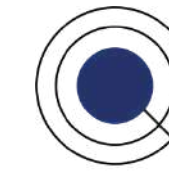
- Recently renovated and has a brand new roof
- Strategic location with convenient access to I-75 and regional markets
- Flexible warehouse space suitable for storage, distribution, or manufacturing
- Ample on-site parking and truck access for logistics operations
- Positioned in Dalton's established industrial corridor with a strong workforce base

Property Description

Positioned near key transportation routes, including I-75, this site offers excellent regional connectivity to Chattanooga, Atlanta, and beyond.

The property features a functional warehouse layout designed to accommodate a range of industrial uses such as storage, distribution, light manufacturing, or value-add redevelopment. With its generous clear height, wide open floor plan, and multiple access points, the building provides efficient operations and flexibility for future users.





DEMOGRAPHICS

POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|-----------------|---------|---------|----------|
| 2020 | 40,730 | 65,910 | 120,210 |
| 2024 | 41,001 | 66,499 | 121,279 |
| 2029 Projection | 41,099 | 66,695 | 122,264 |
| Median Age | 34 | 35.4 | 37.1 |

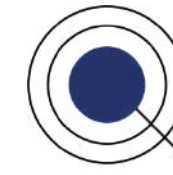
HOUSEHOLD CHARACTERISTICS

| | 3 MILES | 5 MILES | 10 MILES |
|-----------------|---------|---------|----------|
| 2020 | 13,686 | 22,704 | 42,390 |
| 2024 | 13,822 | 22,944 | 42,802 |
| 2029 Projection | 13,863 | 23,016 | 43,154 |

INCOME CHARACTERISTICS

| | 3 MILES | 5 MILES | 10 MILES |
|------------------------|----------|----------|----------|
| 2020 Average | \$60,087 | \$66,212 | \$70,055 |
| 2024 Average | \$65,353 | \$70,558 | \$74,006 |
| 2029 Projected Average | \$66,823 | \$71,941 | \$75,278 |





VICINITY MAP



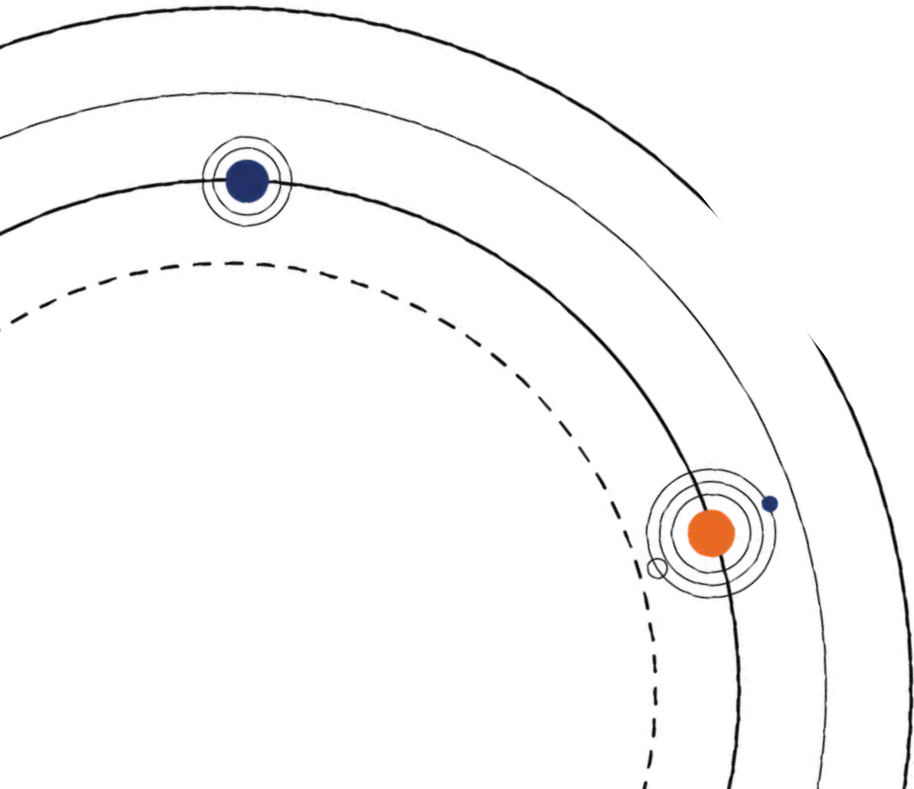
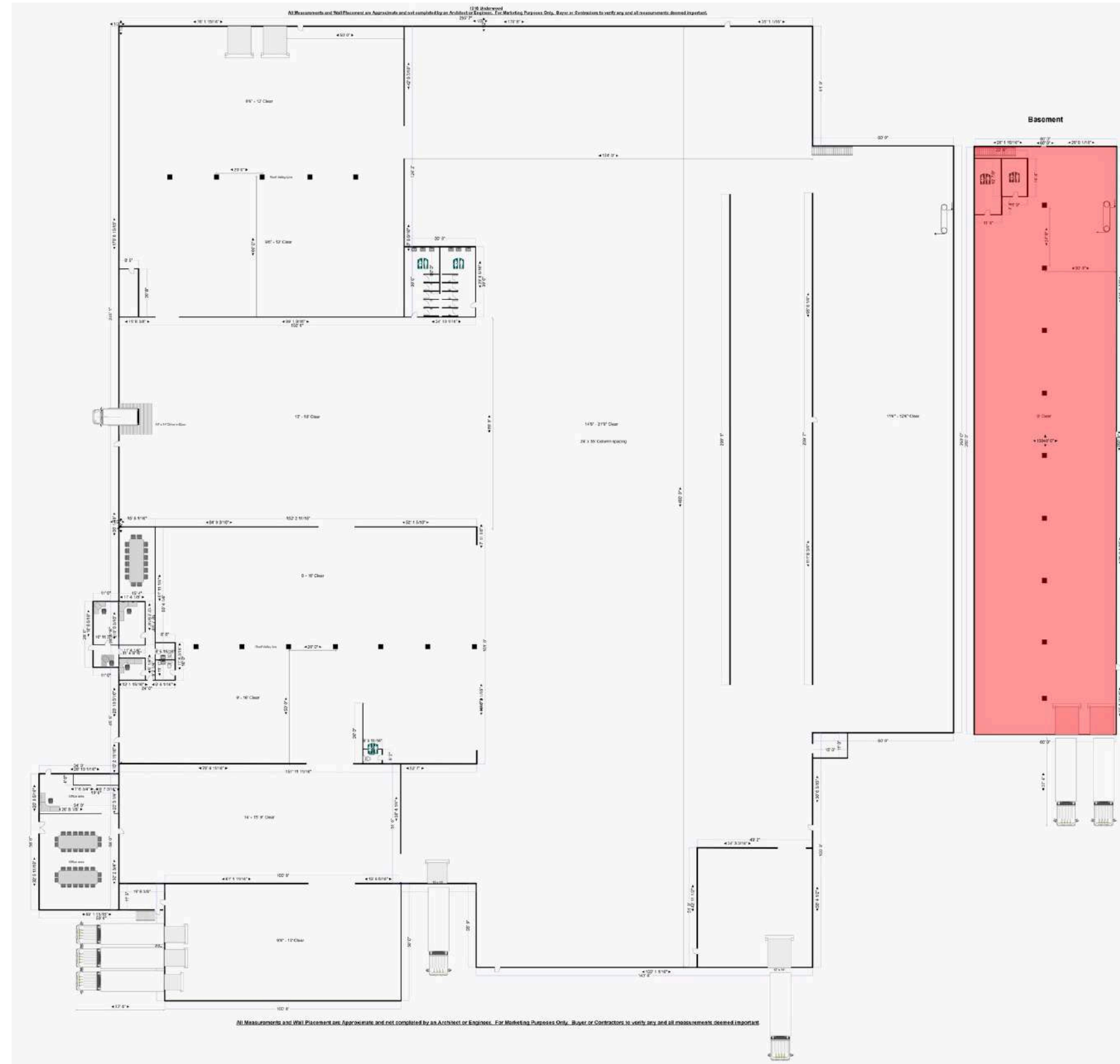
MARKET OVERVIEW

- The warehouse at 1318 Underwood St, Dalton, GA is uniquely positioned to capture strong demand in one of Northwest Georgia's tightest industrial submarkets. With regional vacancy averaging around 2% and sustained demand from both manufacturers and distributors, available buildings like this are increasingly rare.
- What sets this property apart is its immediate availability—the building is currently vacant and move-in ready, allowing an owner-user or investor to capitalize on Dalton's strong industrial fundamentals without delay.
- Further enhancing its appeal, the property underwent a major renovation in 2025, including a brand-new roof and building upgrades that extend its useful life and minimize near-term capital expenses. This combination of modern improvements and ready-for-occupancy status gives the asset a competitive edge in a market where most space is absorbed quickly.
- Situated in Dalton's established industrial corridor with direct access to I-75, the property benefits from exceptional logistics connectivity and a robust workforce base anchored by the city's role as the Carpet Capital of the World and its growing diversification into advanced manufacturing and renewable energy production.

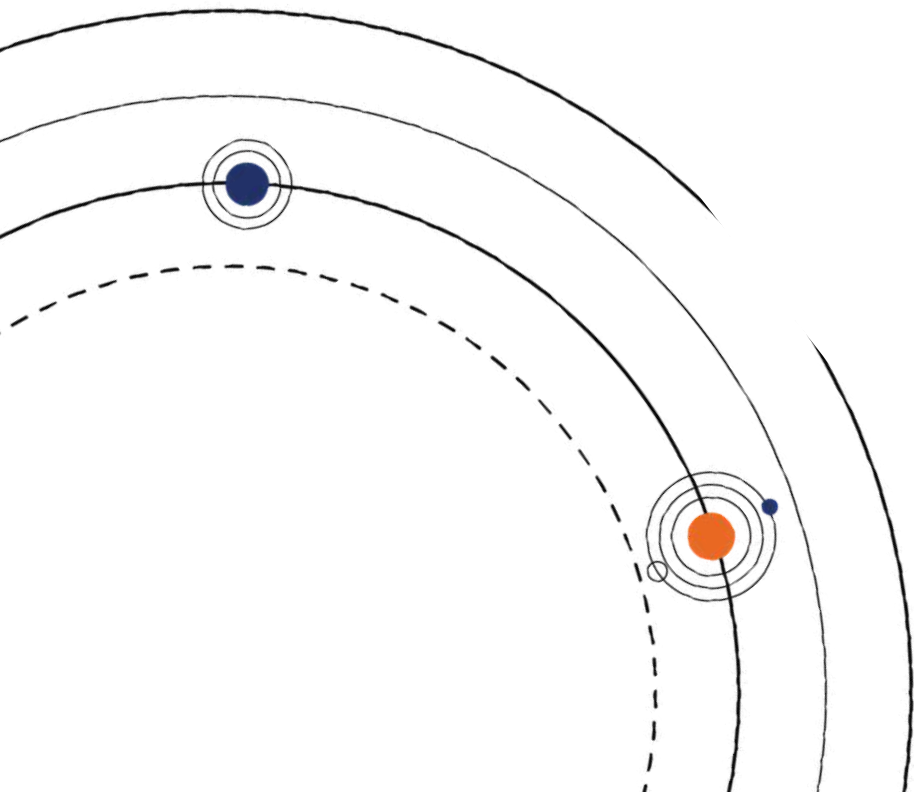
Key Market Drivers:

- Dalton's industrial vacancy rate near 2%, supporting strong tenant demand
- Vacant and available now — rare in this supply-constrained market
- Renovated in 2025 with a brand-new roof — reducing risk and near-term costs
- Prime location off I-75, with quick access to Atlanta, Chattanooga, and regional supply chains
- Strong manufacturing ecosystem and growing renewable energy sector fueling demand

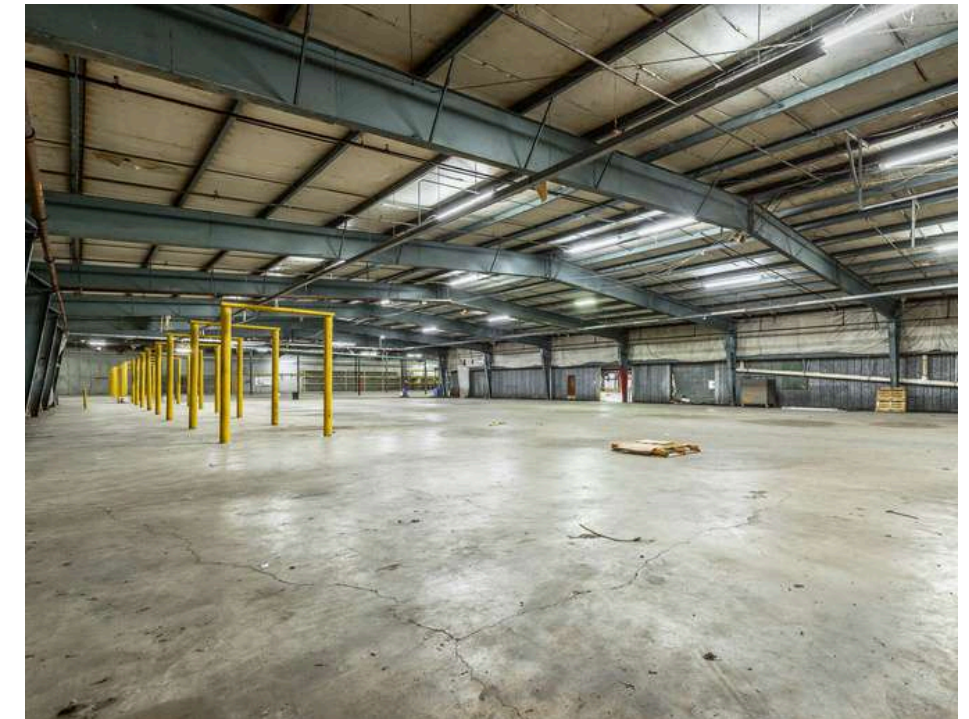
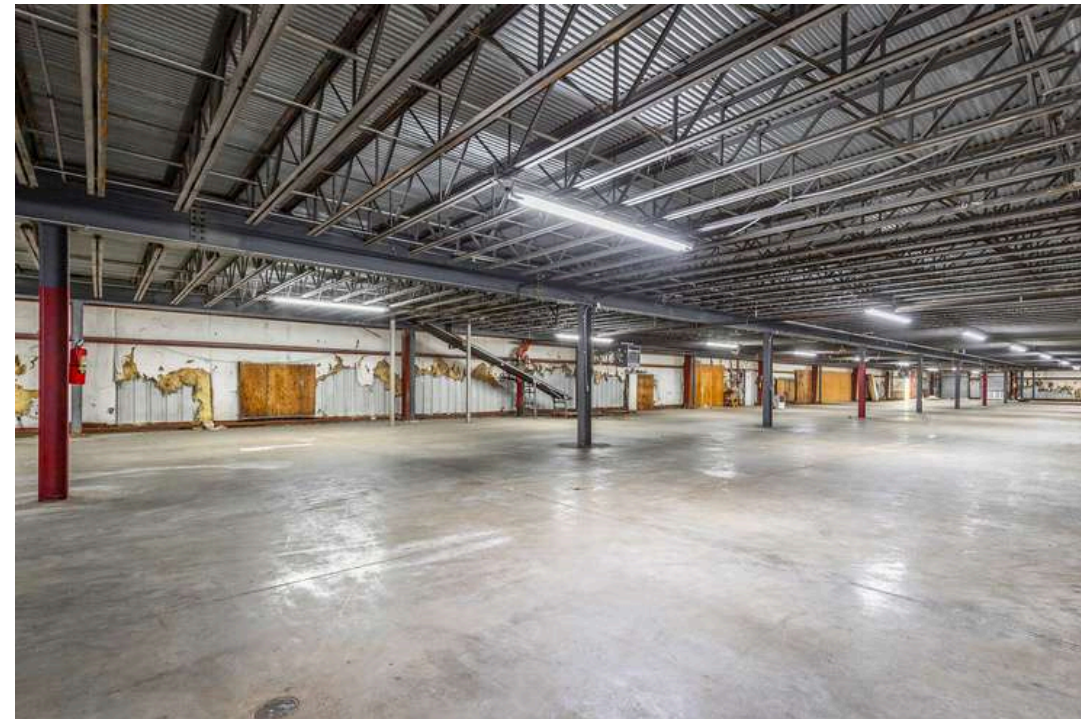
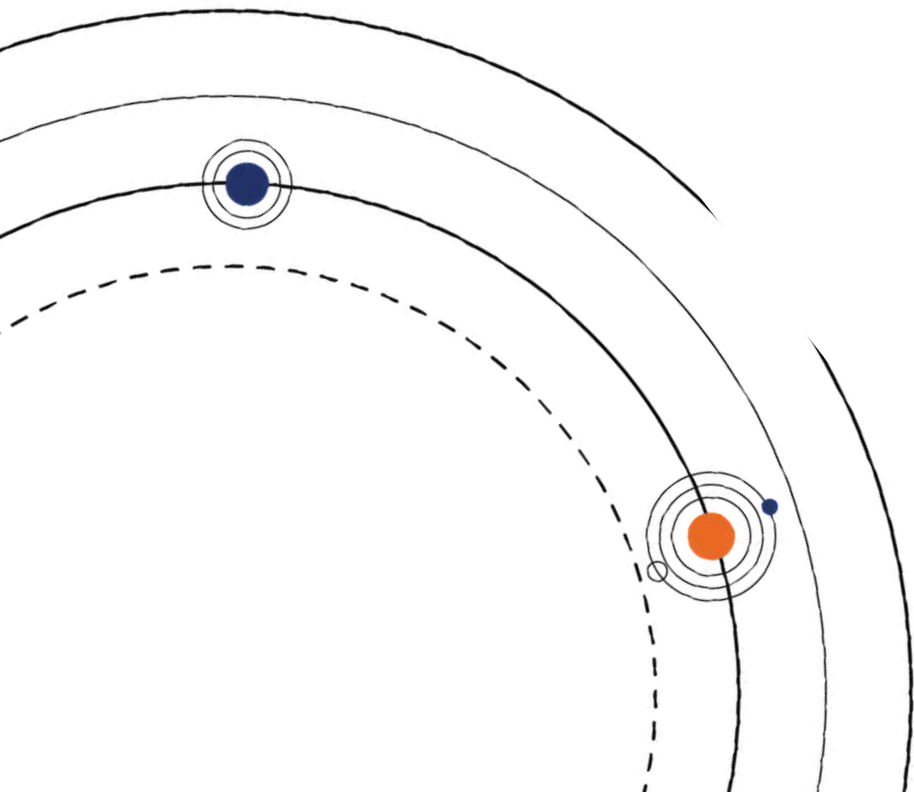
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



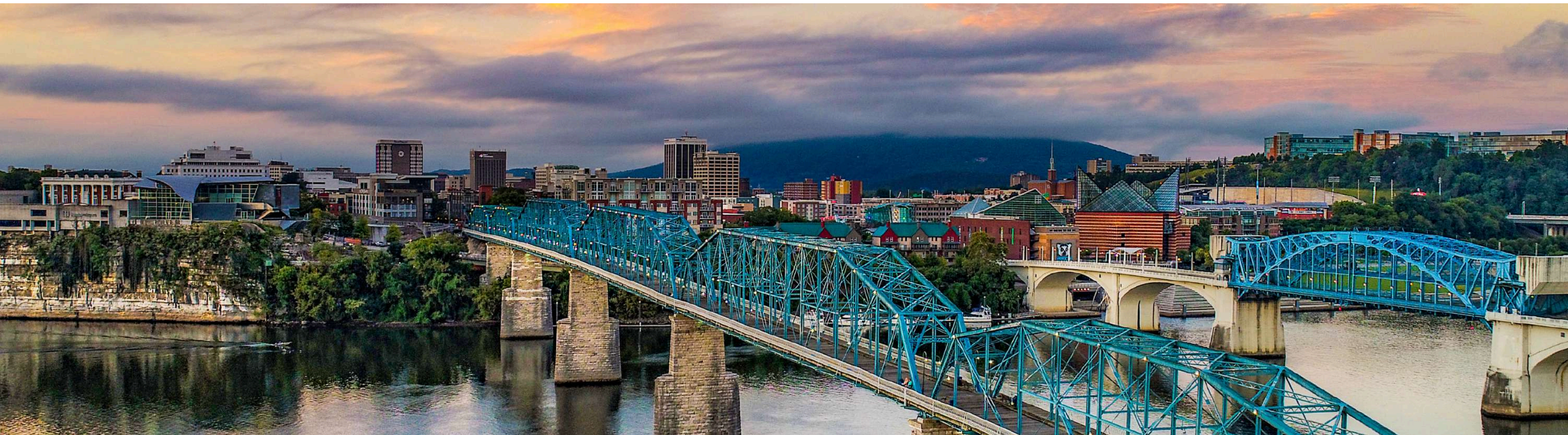


THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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.



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