


WAREHOUSE FOR SALE | OWNER USER OR INVESTMENT OPPORTUNITY

406 4th Ave | Dalton, GA 30721

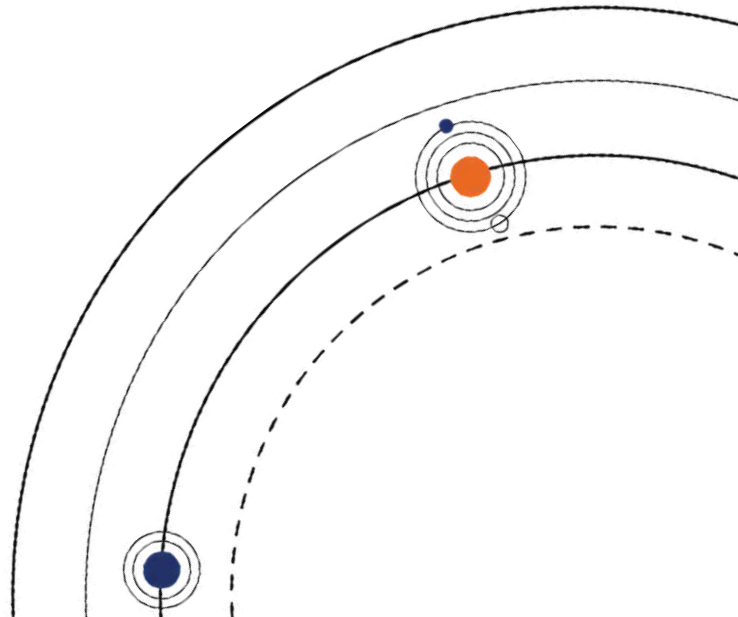
- \$2,200,000
- ±47,400 Square Feet
- 2 Acres (3 Parcels)
- Zoning: M-2

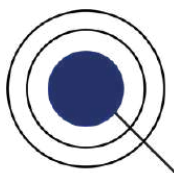


EXECUTIVE SUMMARY



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: This industrial opportunity presents a versatile, partially conditioned warehouse facility located in the heart of Dalton's industrial corridor. With significant recent capital improvements and ongoing floor-leveling projects, this property is primed for manufacturing, distribution, or heavy storage.





EXECUTIVE SUMMARY

Offering Price:	\$2,200,000
Year Built:	1988
Building Size:	47,400 sf
Lot Size:	2 acres
Zoning:	M-2 (Heavy Industrial)
Tax ID:	12-239-11-001, 12-239-11-005, 12-239-11-004
Construction:	Concrete Block

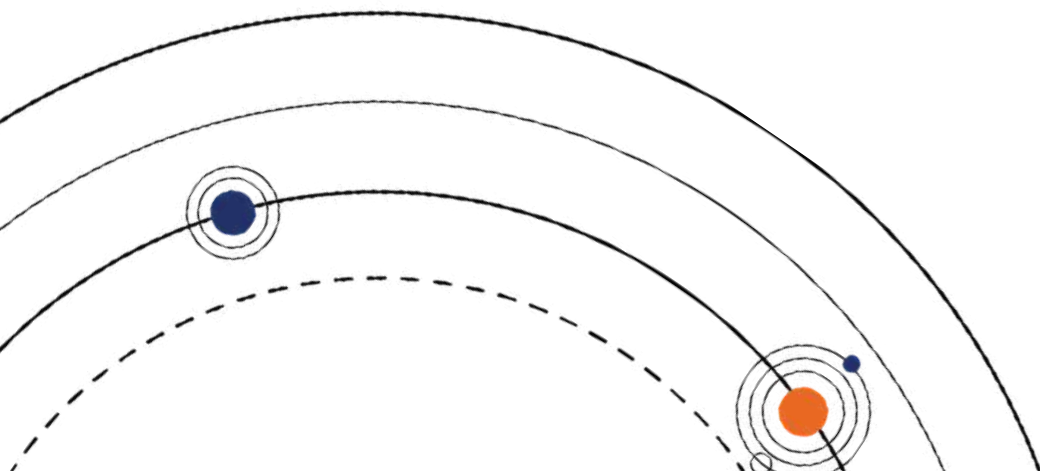
BUILDING HIGHLIGHTS

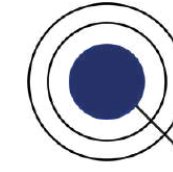
- 3 Docks
- 1 Drive in
- 3-Phase Power (120/208 Volts) 400 amps
- Wet sprinkler system
- Clear Heights: 17-25 feet
- 1,800 SF of office space

PROPERTY DESCRIPTION

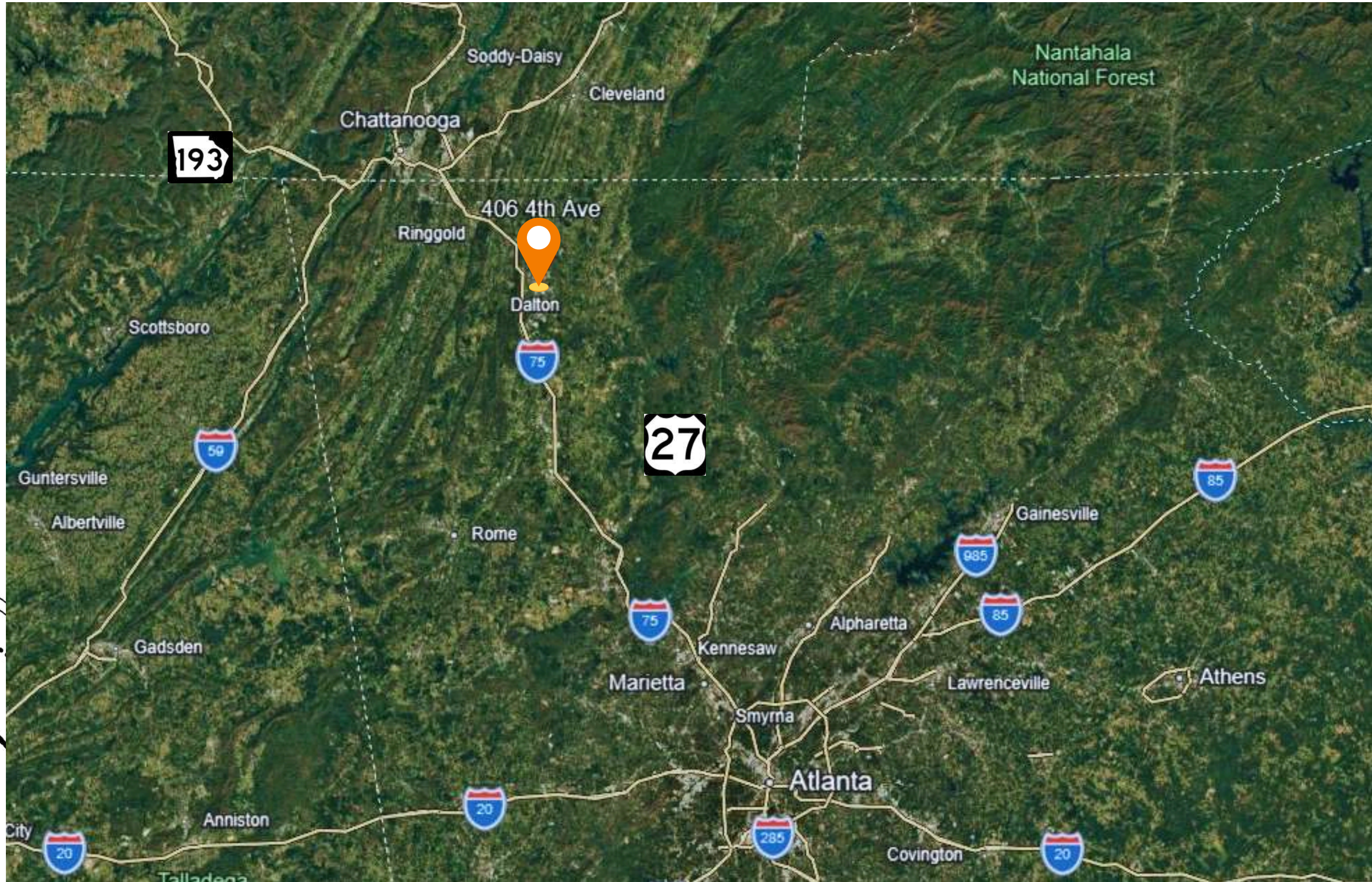
This ±47,400 SF industrial facility offers a rare combination of heavy-duty infrastructure and significant recent capital investment, making it an ideal choice for an **Owner-User** seeking a regional headquarters or an **Investor** looking for a high-yield, value-add asset. Located in the heart of Dalton's industrial corridor, the property is zoned **M-2** (Heavy Industrial), providing the highest level of flexibility for manufacturing, distribution, and intensive industrial use.

The building features a **versatile layout** split between **23,000 SF** of **conditioned warehouse** space—perfect for climate-sensitive production or inventory—and **24,400 SF** of **unconditioned warehouse** for bulk storage and distribution.





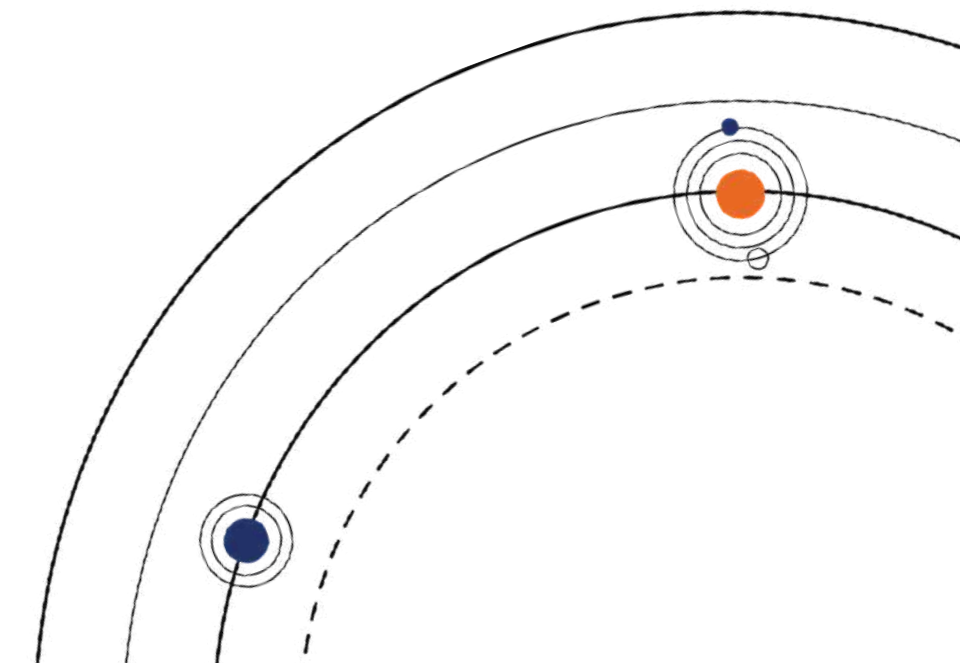
SITE MAP



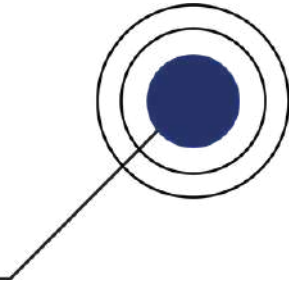
MARKET OVERVIEW

Dalton, Georgia, continues to transcend its historical identity as the "Carpet Capital of the World," evolving into a diversified industrial powerhouse. Entering 2026, the market is characterized by a "flight to quality," where upgraded facilities with high power and modern slabs are significantly outperforming older inventory.

The Dalton industrial sector remains remarkably resilient compared to larger metros, benefiting from its strategic position along the I-75 corridor between Atlanta and Chattanooga.



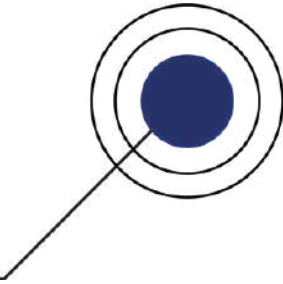
NOTABLE FINISHED CAPITAL IMPROVEMENTS



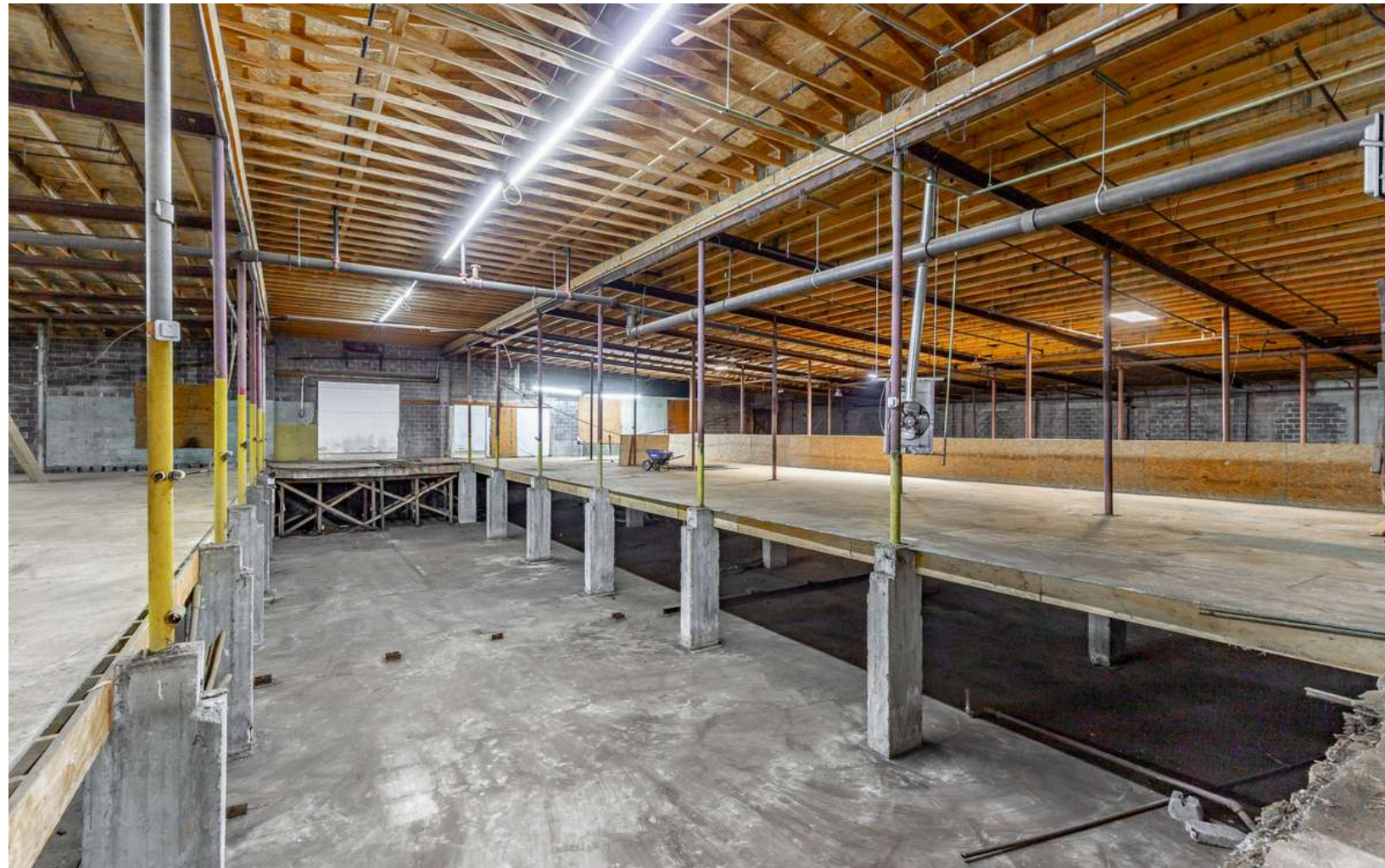
- Roof work
- Exterior siding and paint
- Gutters and drainage
- Finished in 2026



ONGOING CAPITAL IMPROVEMENTS PROJECTS



- Removing the existing wood subfloor and installing new concrete ramps in the center of the warehouse. This work will lower the floor to the main concrete slab level and increase usable clear height.



- Adding new gravel parking lot/laydown yard on the backside of the building next to the loading docks. (Yellow building on the corner being torn down to make room for the new gravel lot)



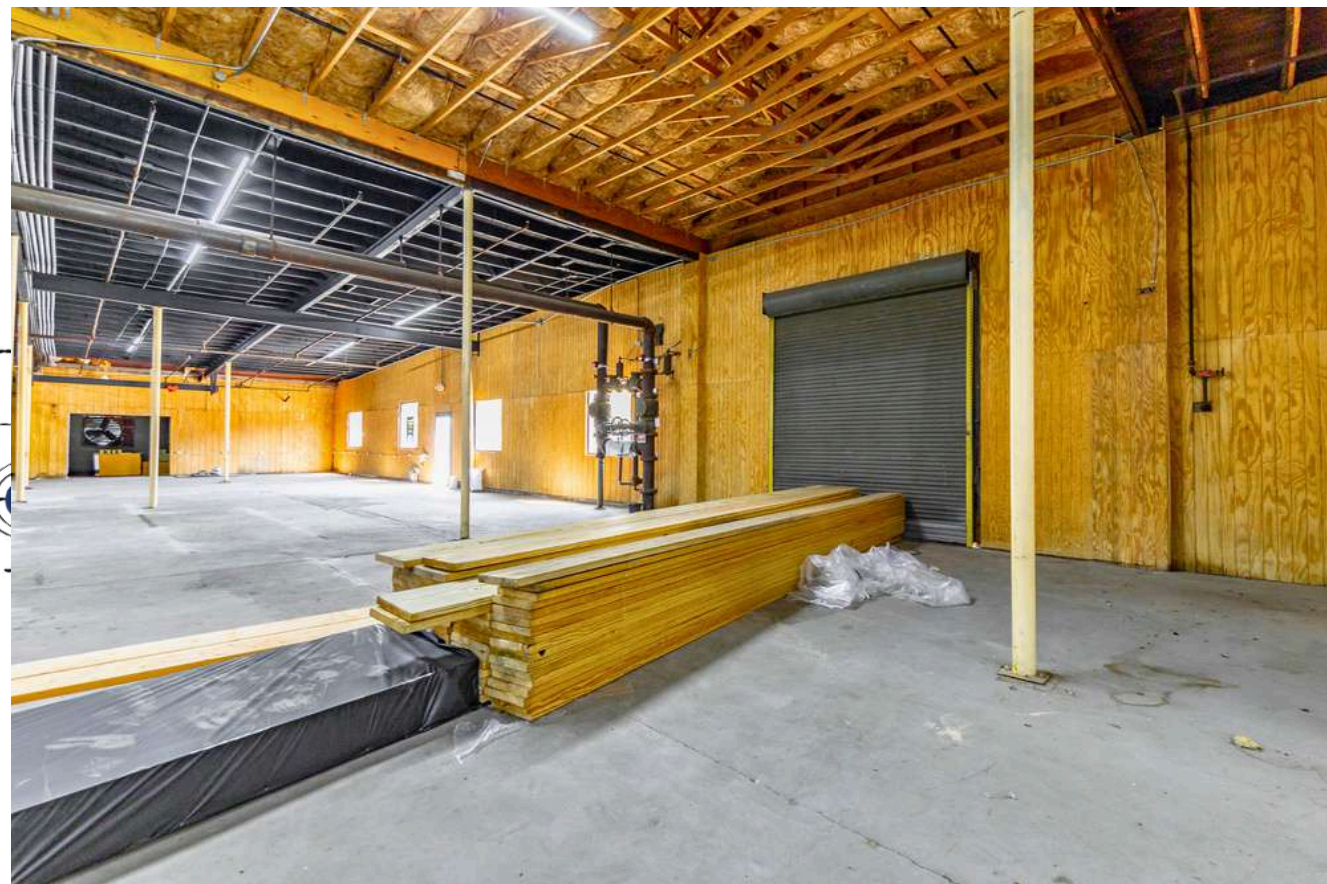
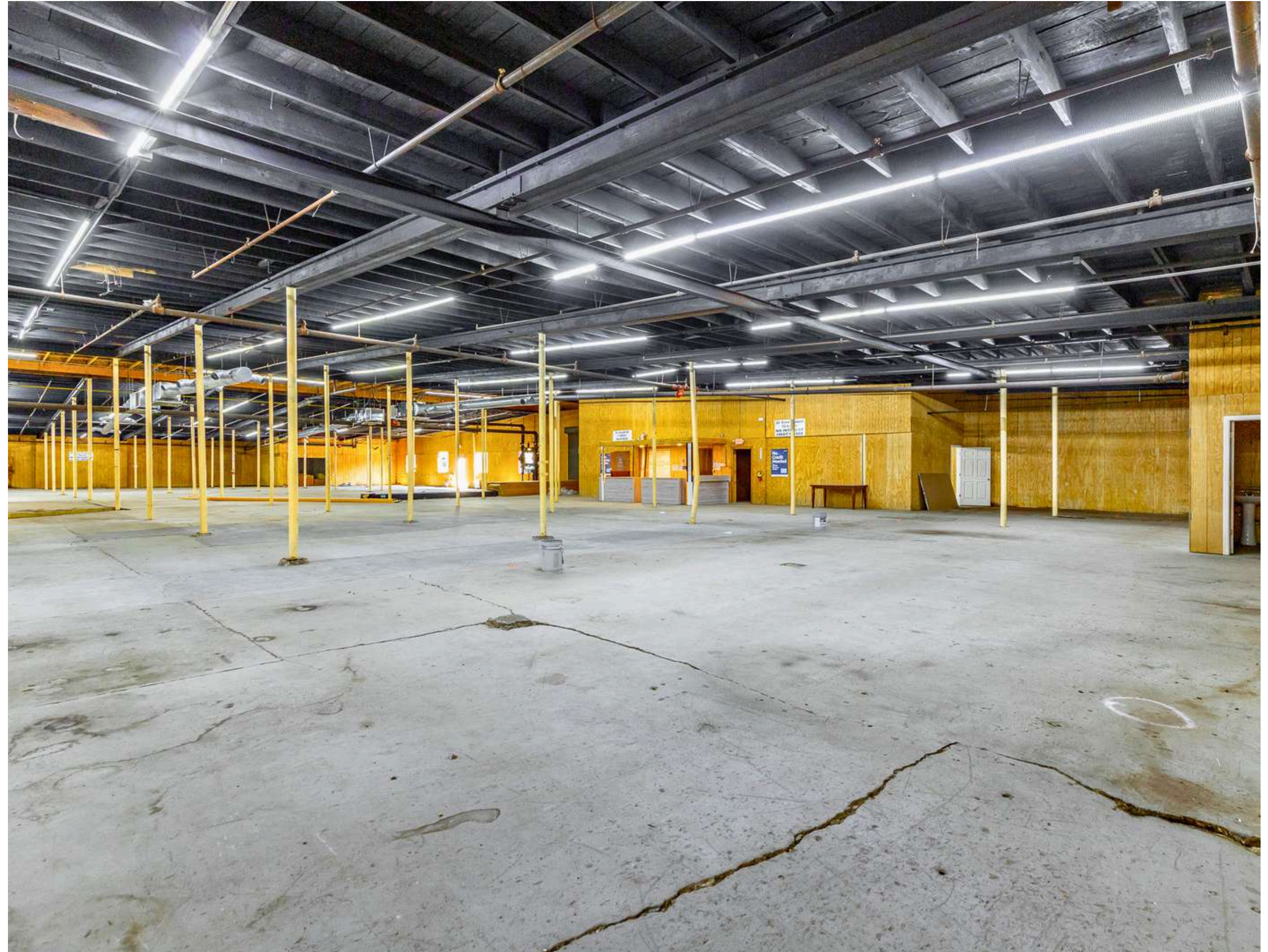
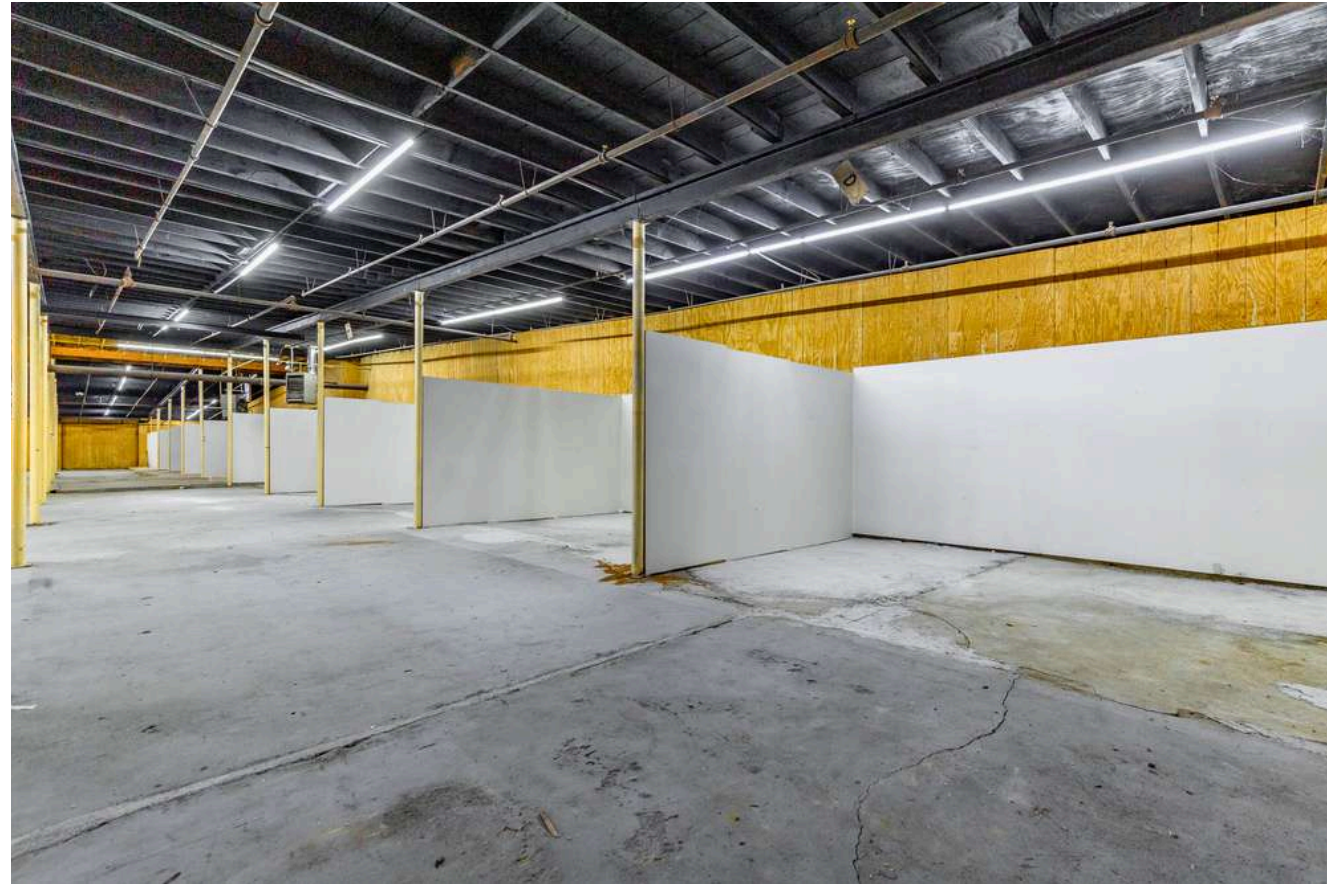
PROPERTY PHOTOS



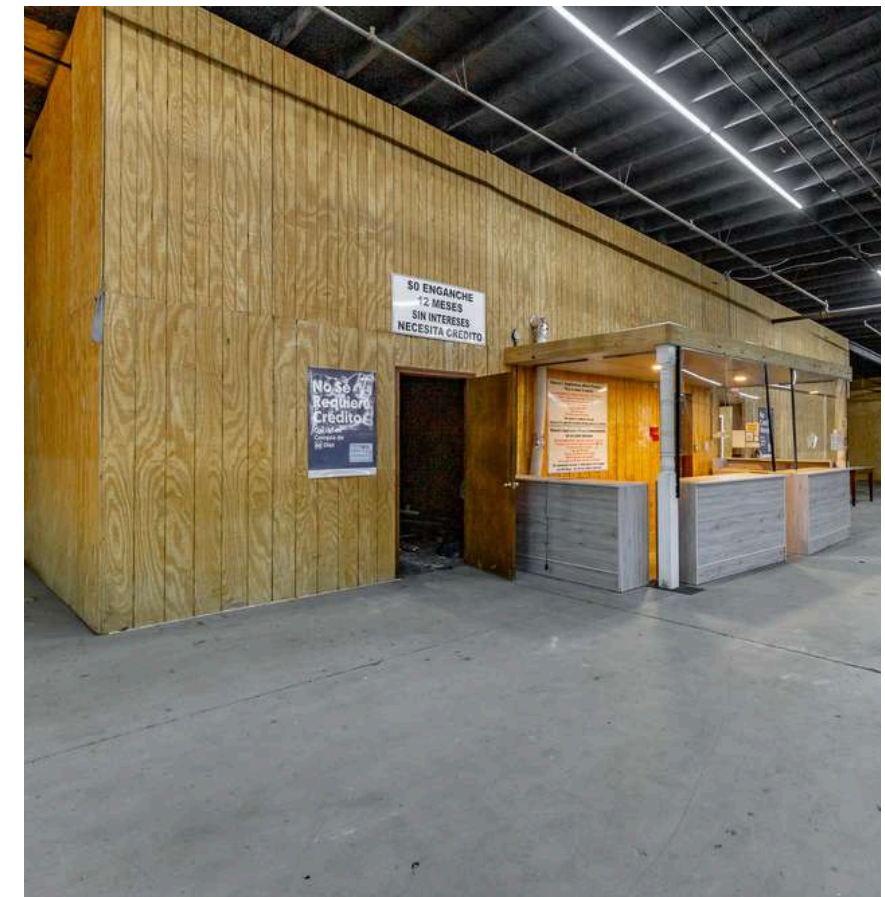
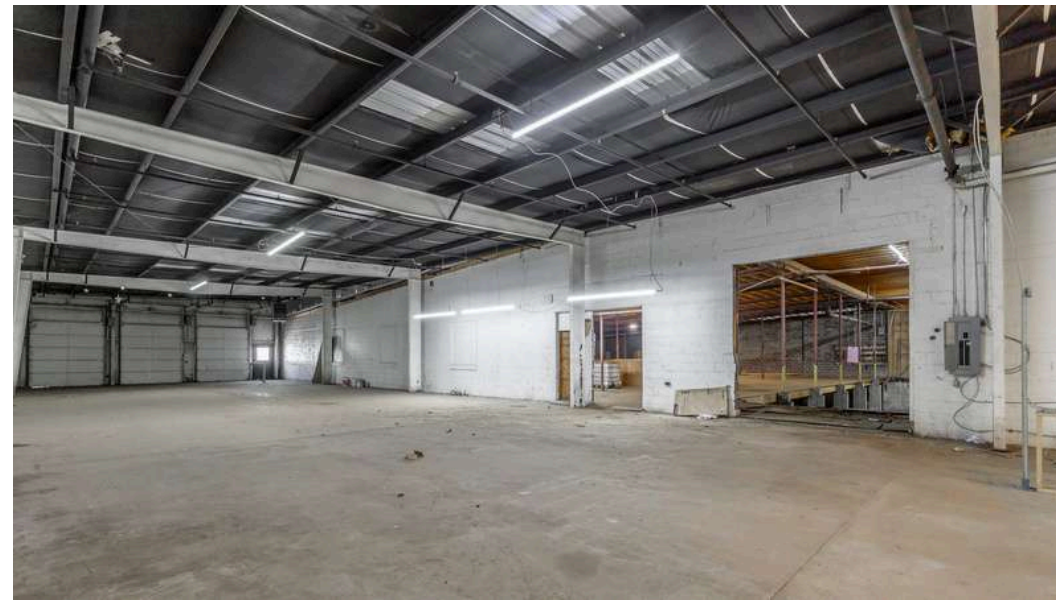
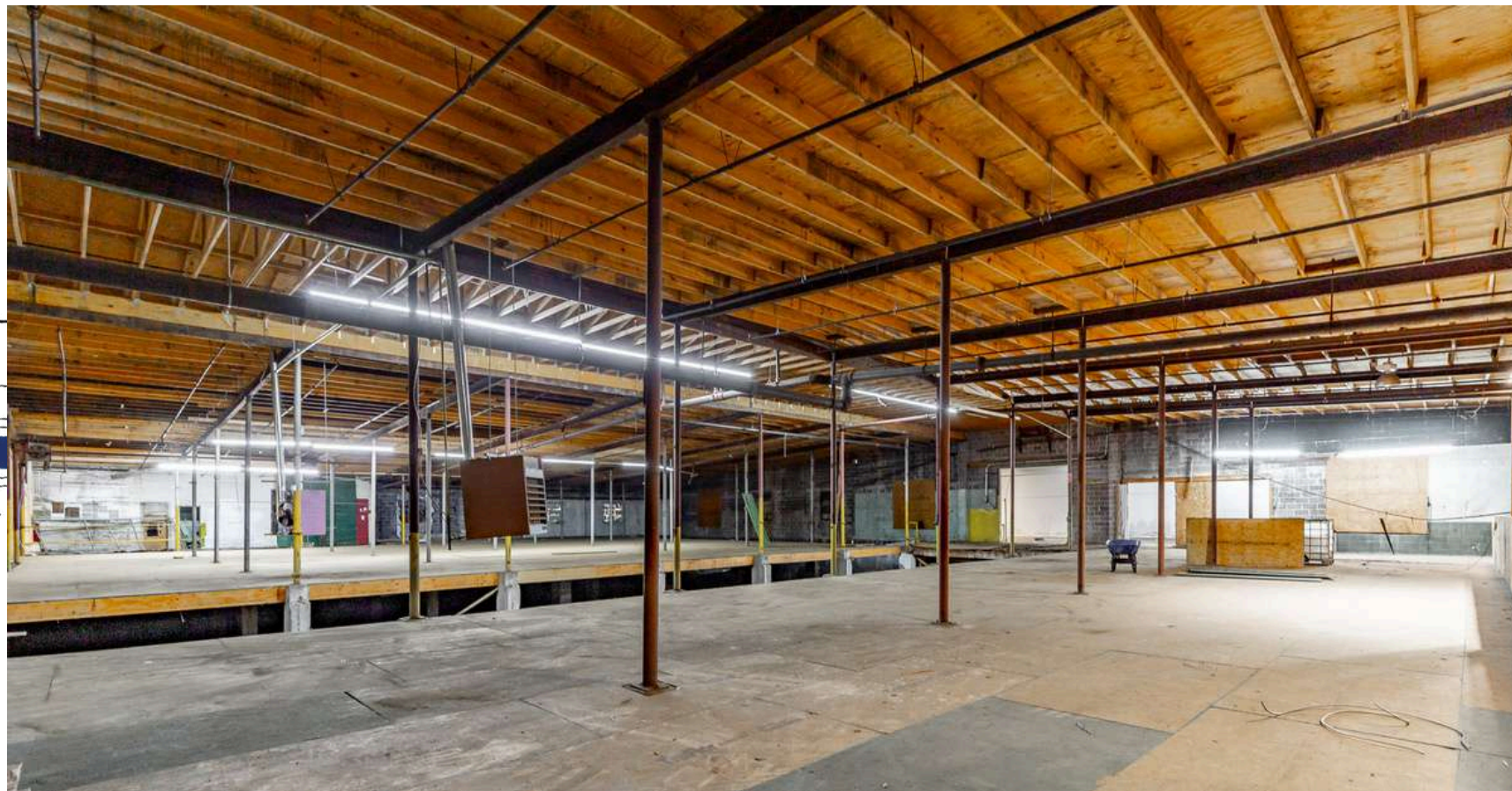
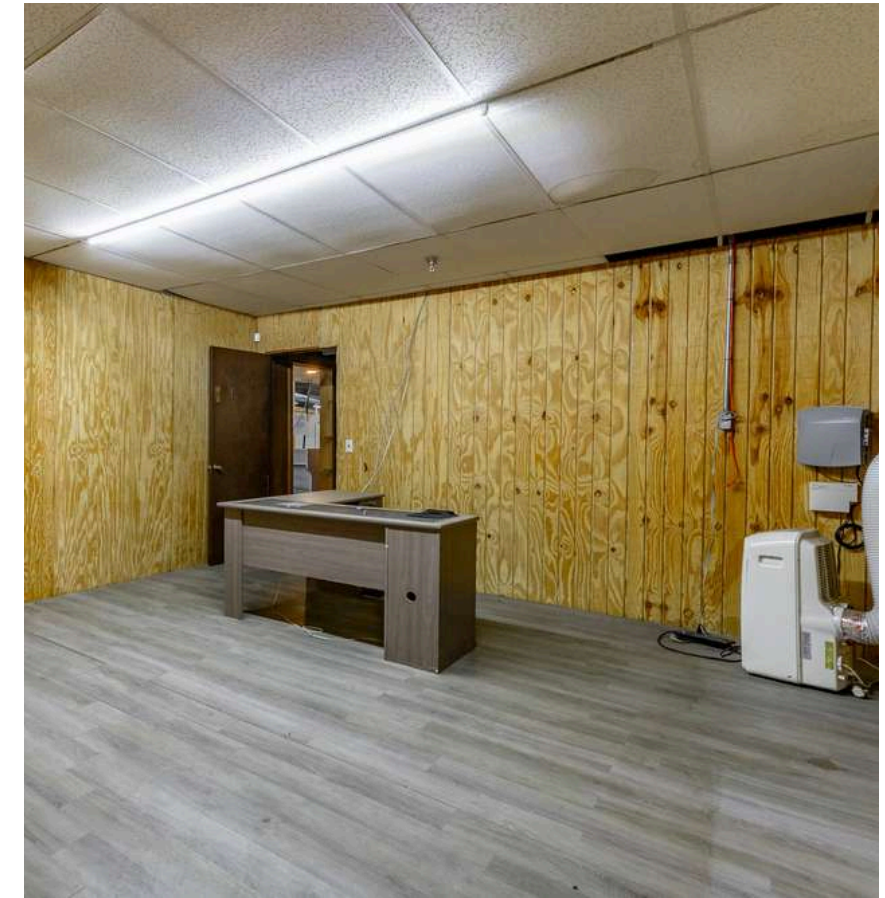
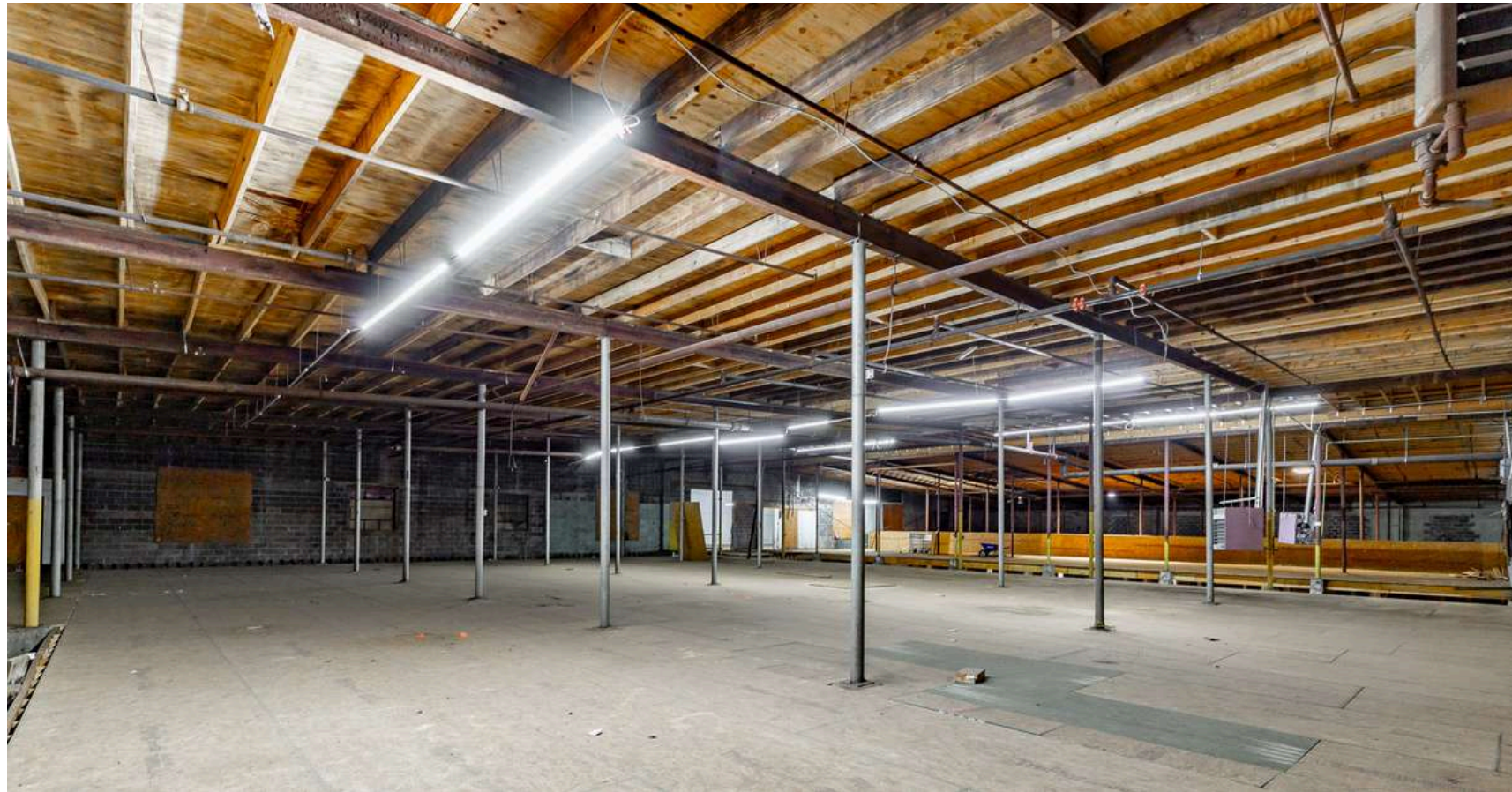
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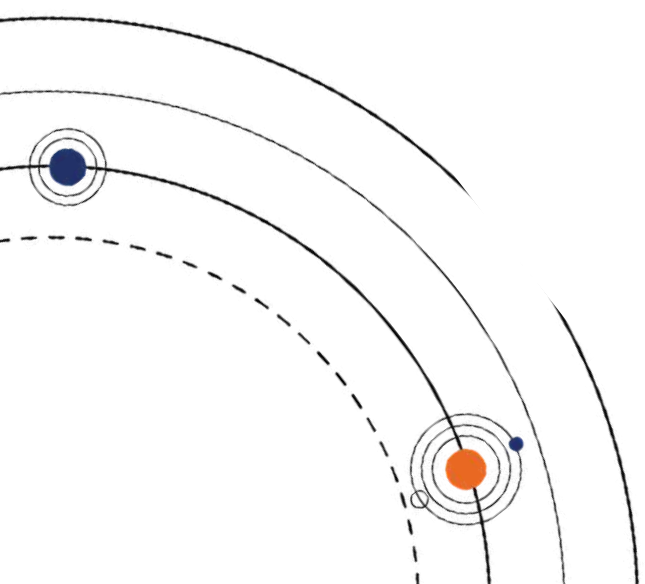
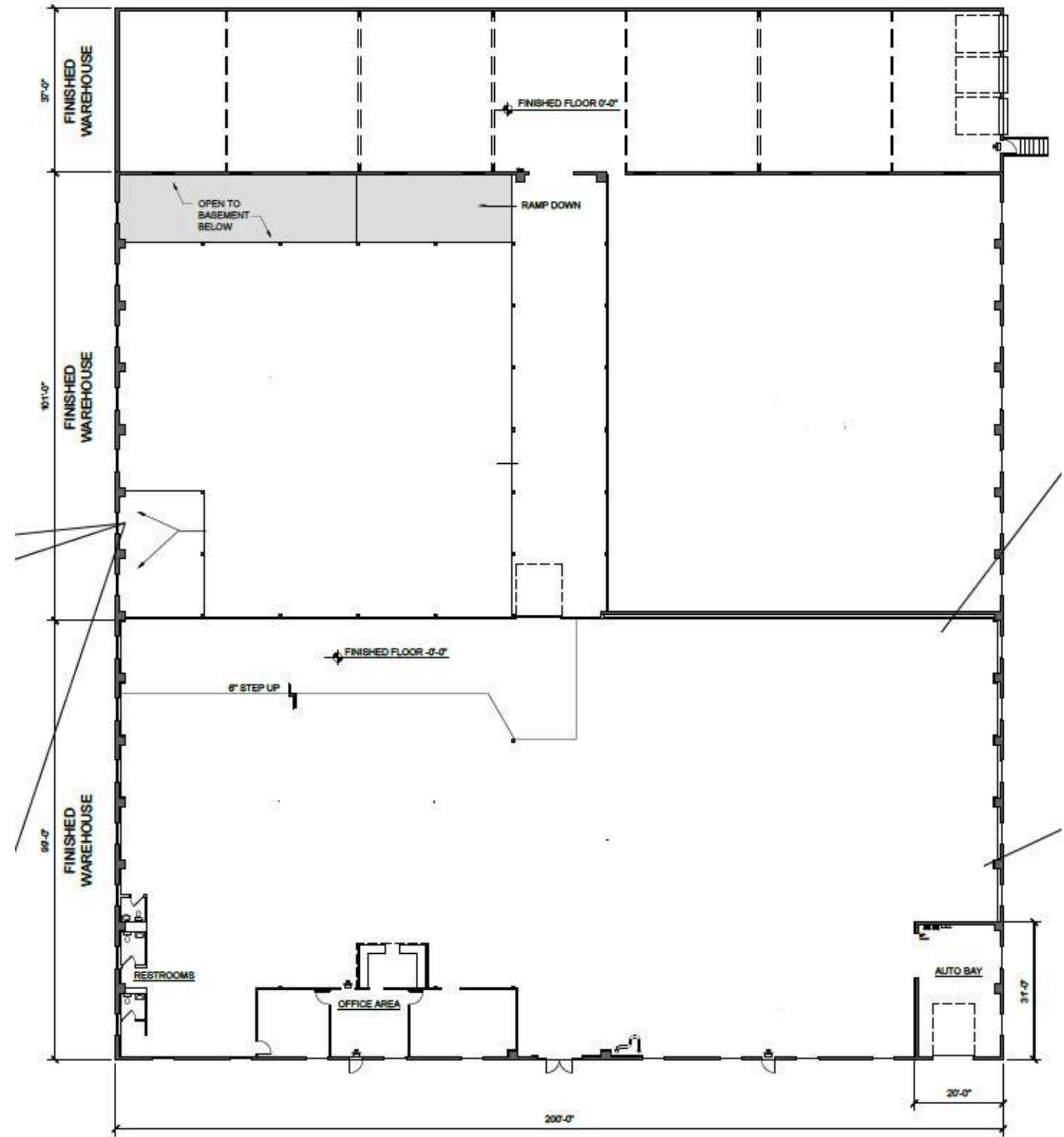
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



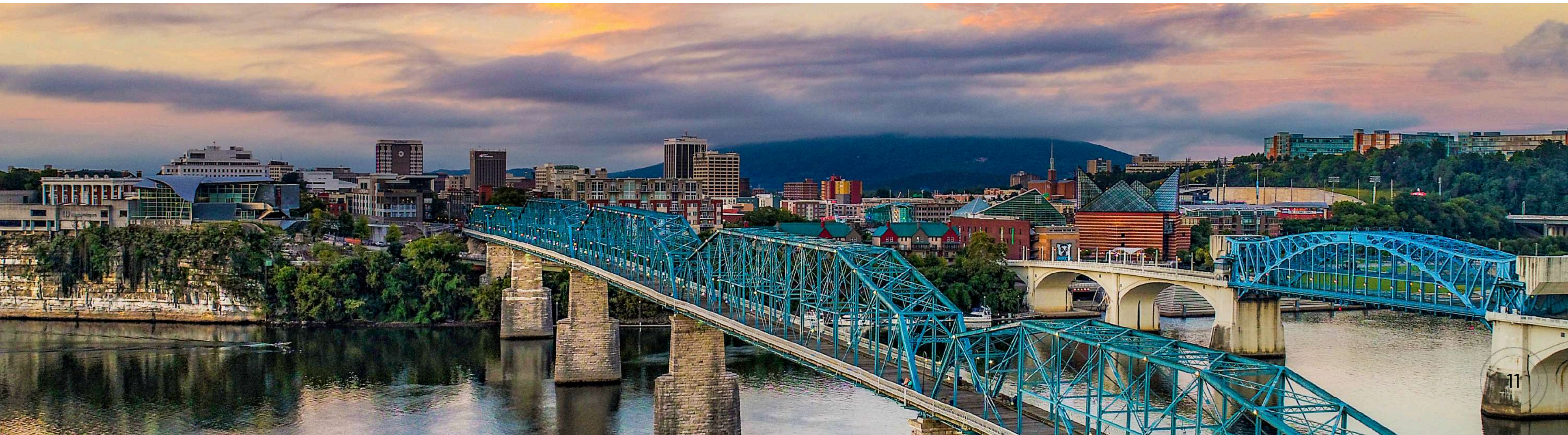


THE SVN DIFFERENCE

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



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[secondstory_properties](#)

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.

