



23,000 - 47,400 SF WAREHOUSE SPACE | FOR LEASE

406 4th Ave | Dalton, GA 30721



SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

Cell: (423) 598-6968

baker.townsend@svn.com





PROPERTY OVERVIEW

Availability

Suite A - Conditioned warehouse space

- **Space Available:** 23,000 SF
- **Rate:** \$4.50/SF/YR NNN

Suite B - Unconditioned warehouse space

- **Space Available:** 24,400 SF
- **Rate:** \$3.99/SF/YR NNN

Full Building

- **Space Available:** 47,400 SF
- **Rate:** \$4.15/SF/YR NNN

Highlights

- Climate controlled warehouse space
- Wet sprinkler system
- 3-Phase Power (120/208 Volts) 400 amps
- 3 Loading docks
- 1 Drive in door
- New gravel parking lot being added in rear of building
- Clear Heights: 17-25 feet
- 4 large private offices
- Zoning: M-2
- LED Lighting throughout



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CAPITAL IMPROVEMENTS

Finished

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



On-Going

- 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)



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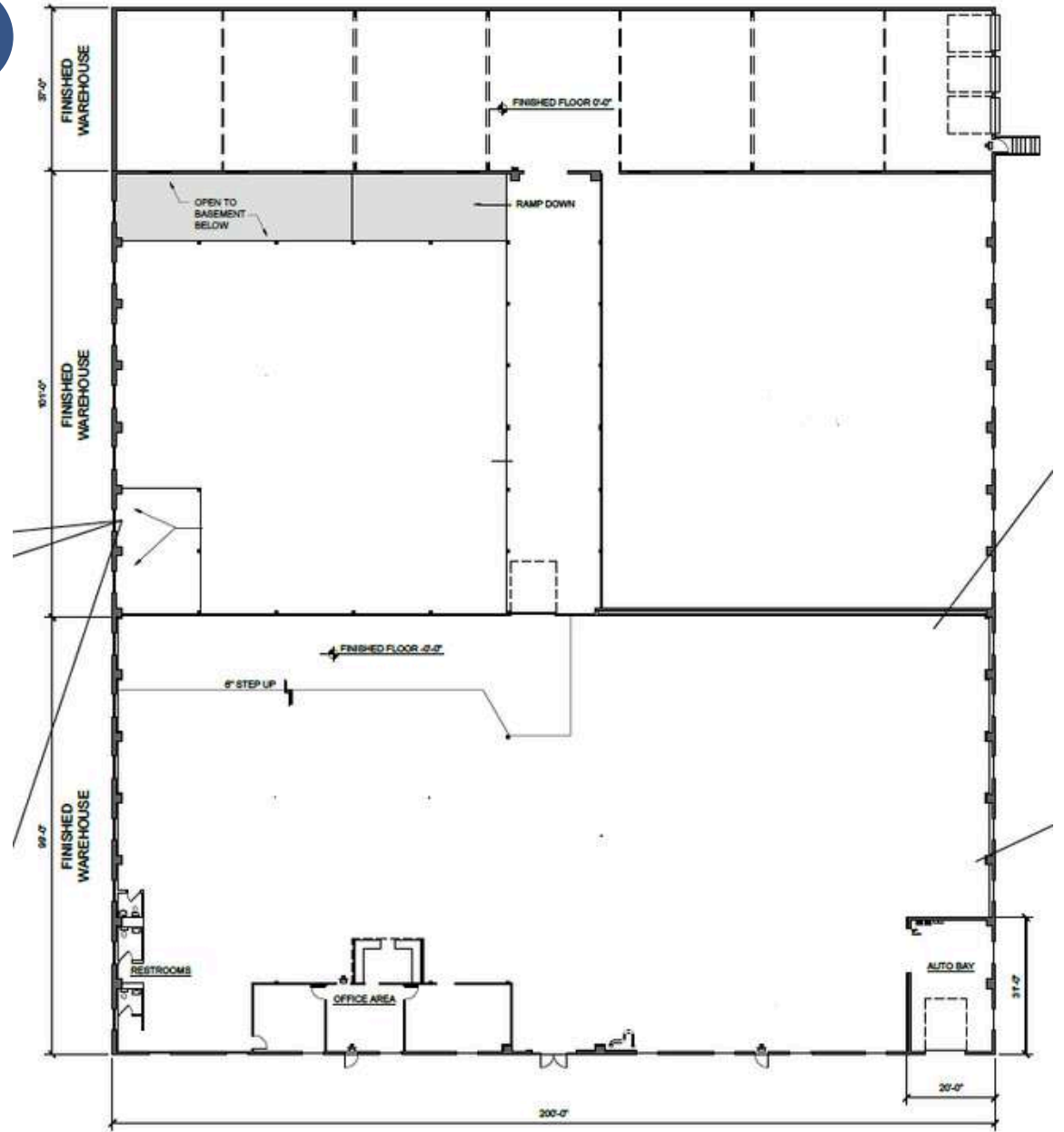
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FLOOR PLAN



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PROPERTY PHOTOS

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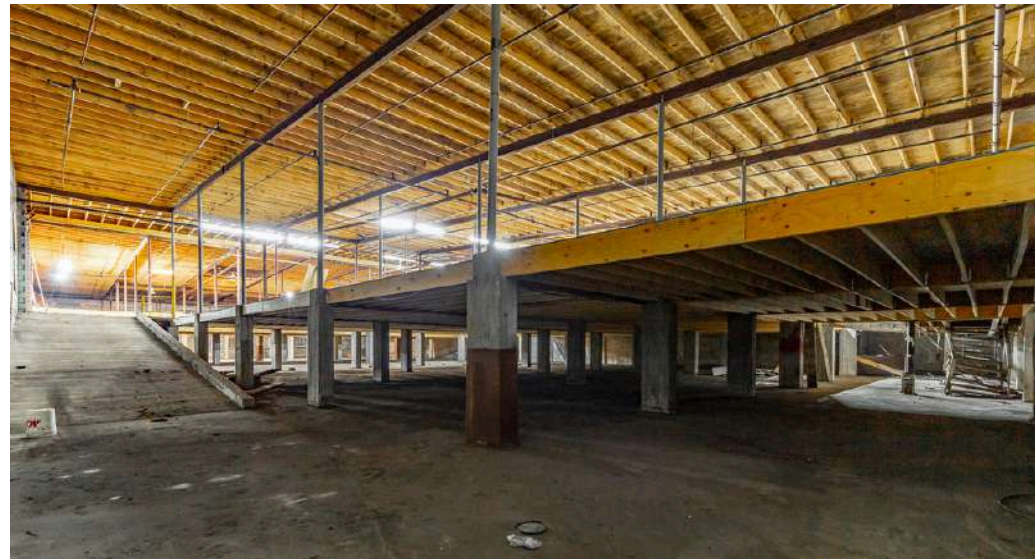
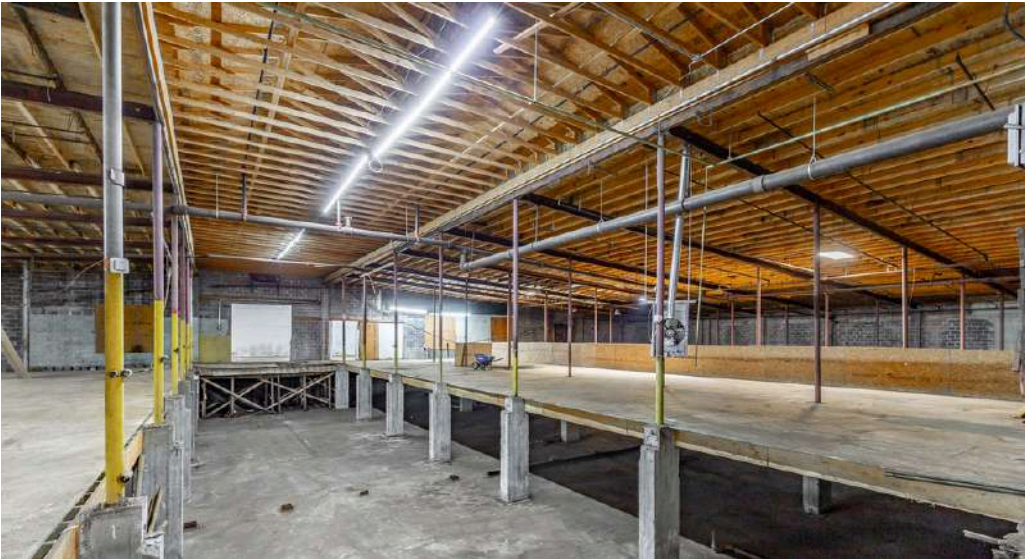
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INTERIOR PHOTOS



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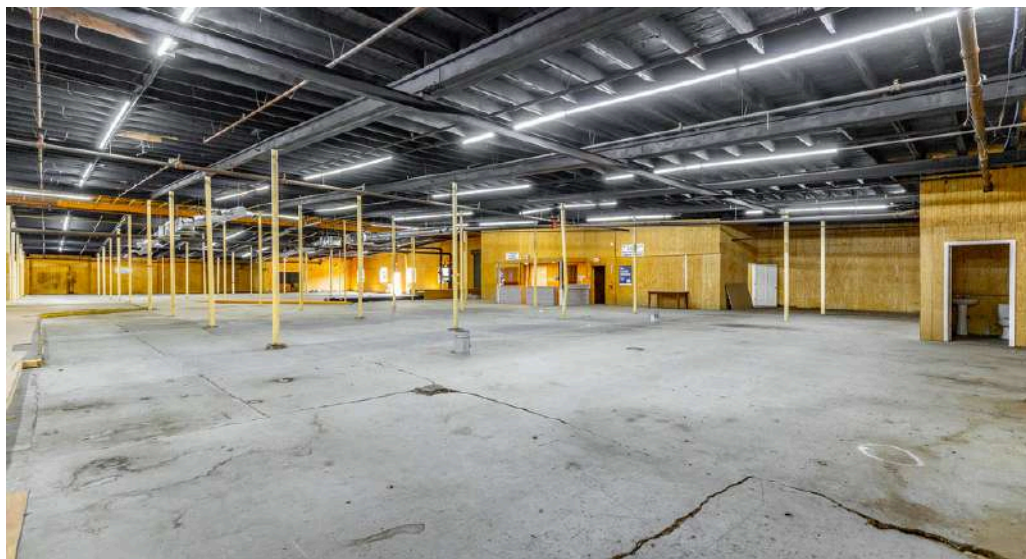
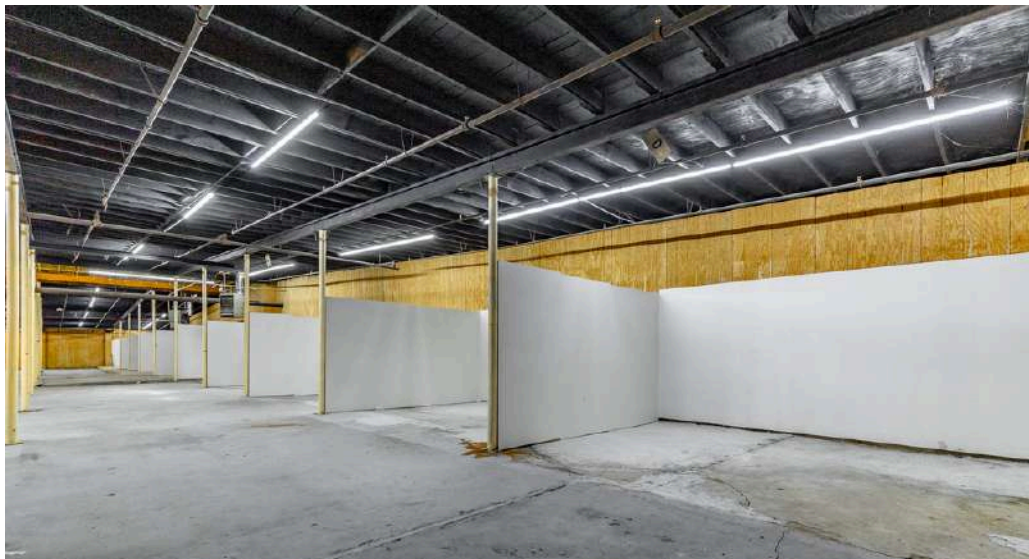
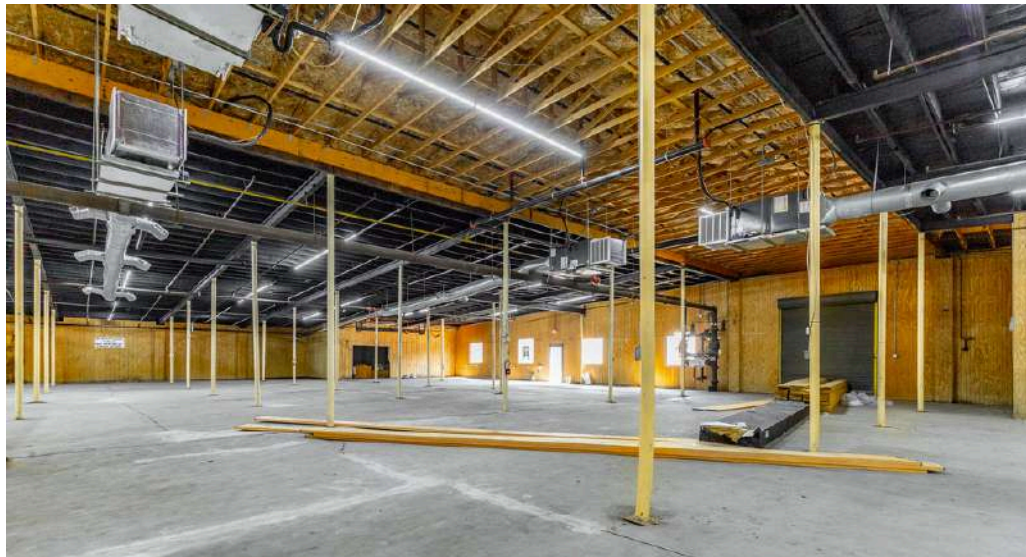
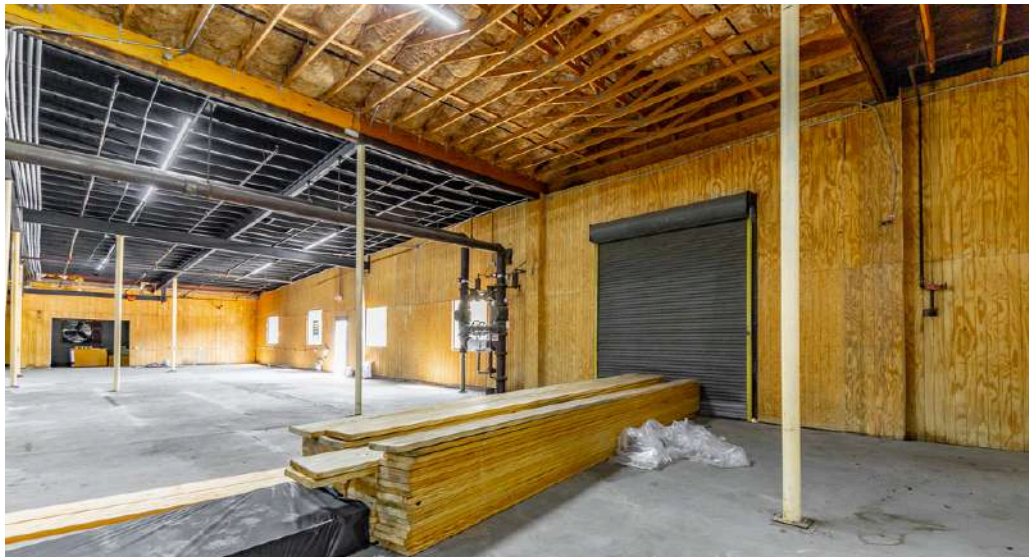
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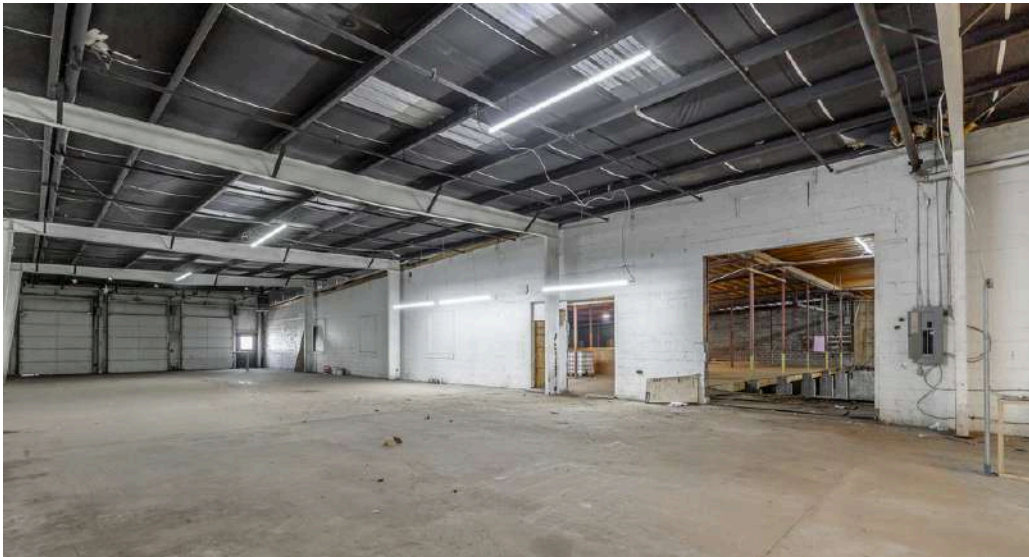
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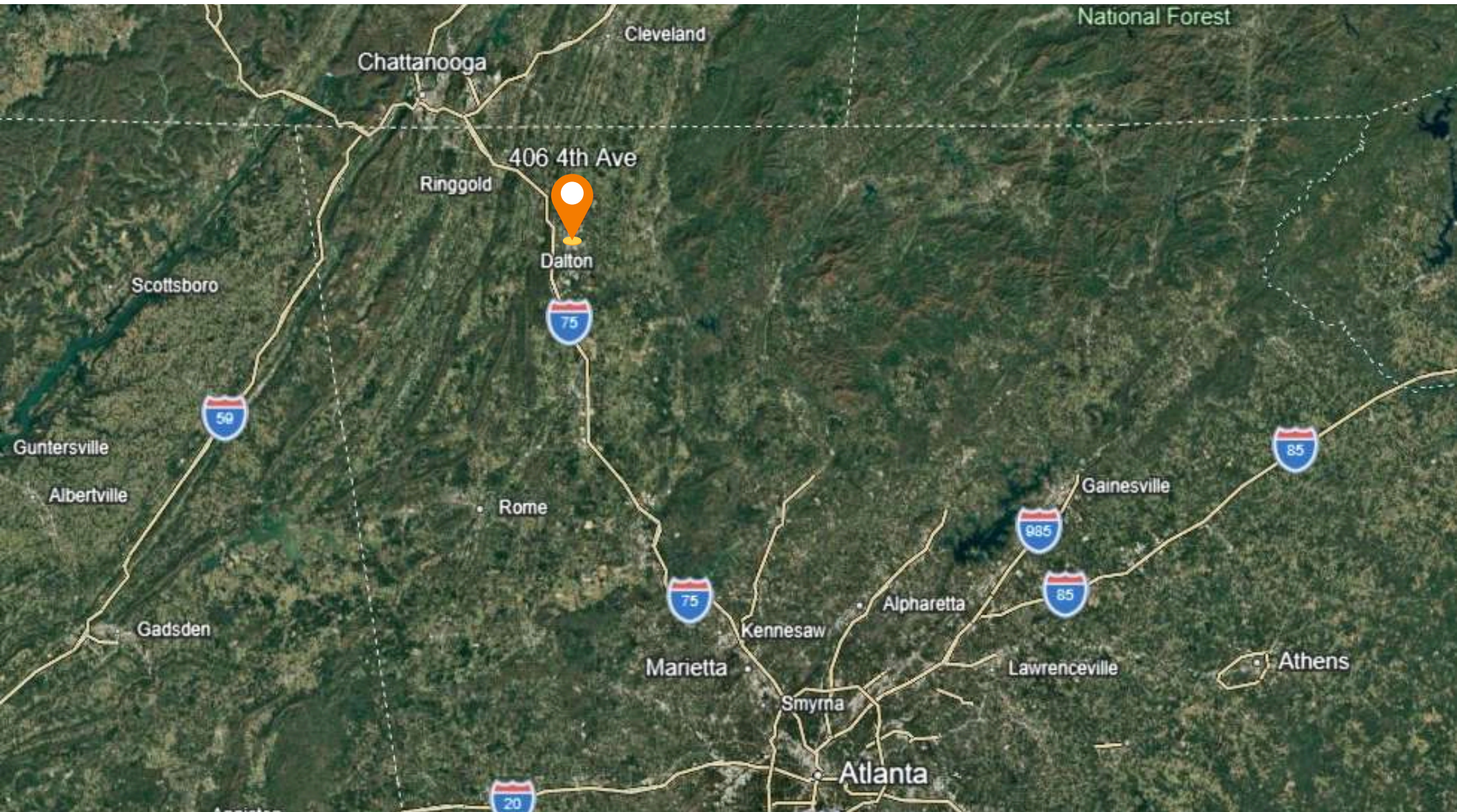
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SITE MAP



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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
Senior Advisor



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