



**35,000 SF MANUFACTURING WAREHOUSE | FOR SALE**

**503 11<sup>th</sup> Ave | Dalton, GA 30721**



**SVN | Second Story Real Estate Management**

**Baker Townsend**

Office: (423) 682-8241

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# PROPERTY OVERVIEW

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## Availability

<b>Asking Price:</b>	\$1,575,000
<b>Building Size:</b>	35,000 SF
<b>Lot Size:</b>	Approximately 1.18 Acres

## Highlights

- **Dock Doors:** 5
- **Drive In Doors:** 1
- **Clear Height:** 14' to 16'
- **Power:** 480 Volt - 3 Phase
- **Location:** minutes from [I-75]
- **Sprinkler System:** Wet System
- **Office Space:** 1,600 SF
- **90 Miles** North of Atlanta
- **30 Miles** South of Chattanooga

## Why This Property?

Highly Functional **35,000 SF** Industrial Warehouse For Sale in Dalton's established industrial corridor. Designed for manufacturing and logistics, this property features heavy power capabilities, multiple loading docks for efficient truck handling, and dedicated administrative office space. Its location provides unparalleled access to **I-75** and the skilled workforce of the Northwest Georgia manufacturing hub.



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# MARKET OVERVIEW

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## Dalton, GA

- Dalton, Georgia, known as the **"Carpet Capital of the World,"** is an industrially driven city with a significant focus on textile manufacturing.
- **Primary Industry:** Dalton's economy is heavily driven by the carpet and flooring manufacturing industry. Major companies like Shaw Industries, Mohawk Industries, and Engineered Floors are headquartered in Dalton, making it a global leader in carpet production. This creates a strong demand for manufacturing and logistics-related jobs.
- Dalton, Georgia, enjoys a strategic location that significantly enhances its economic appeal, particularly for **manufacturing, logistics, and distribution** industries.
- **Proximity to Major Cities:** Dalton is located about 90 miles north of Atlanta, one of the largest metropolitan areas in the southeastern U.S. This proximity gives Dalton access to a significant urban workforce, major transportation hubs, and a broad market for its manufactured goods. Dalton is only about 30 miles south of Chattanooga, Tennessee, which provides access to another thriving industrial and logistics hub. Chattanooga's inland port and distribution network support Dalton's manufacturing base.
- **Interstate Access:** Dalton is situated along **Interstate 75**, one of the major north-south highways in the United States. This highway connects Dalton to Atlanta in the south and Chattanooga to the north, facilitating efficient transport of goods to regional, national, and international markets.



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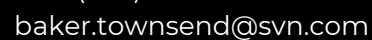
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# BROKER

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**  
**Associate Advisor**



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