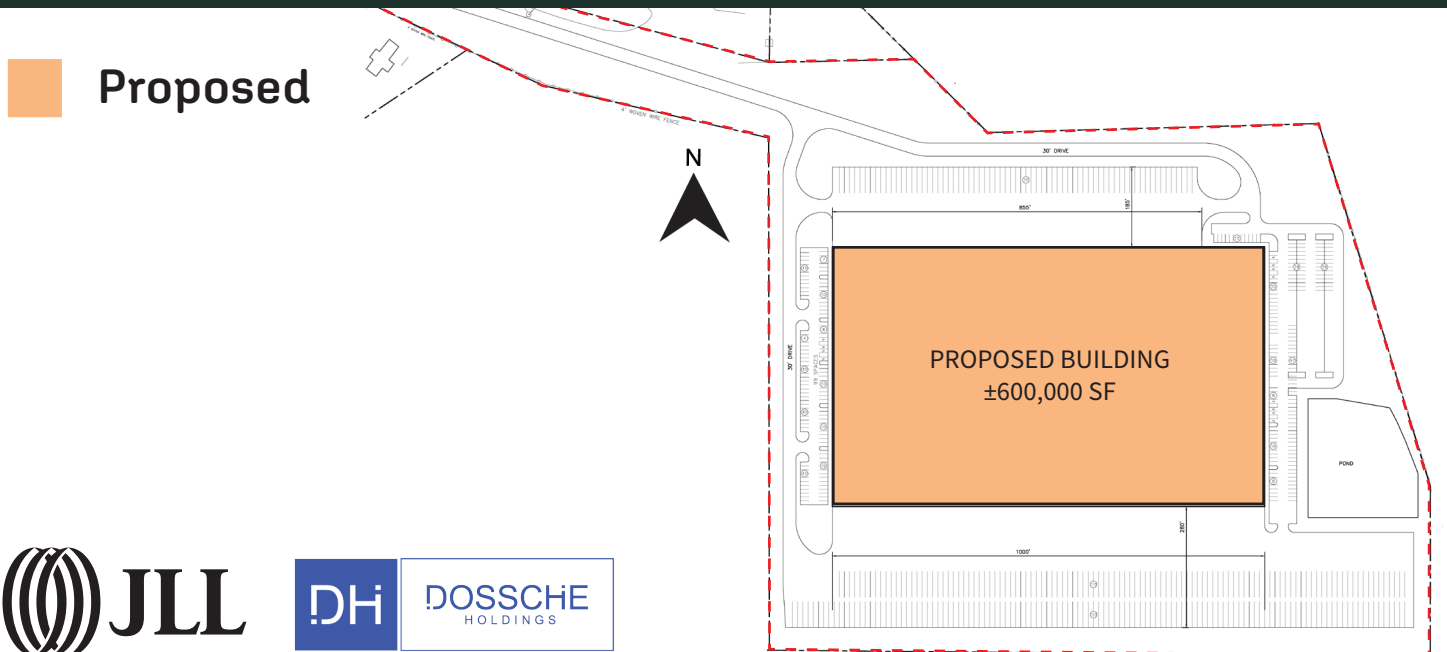


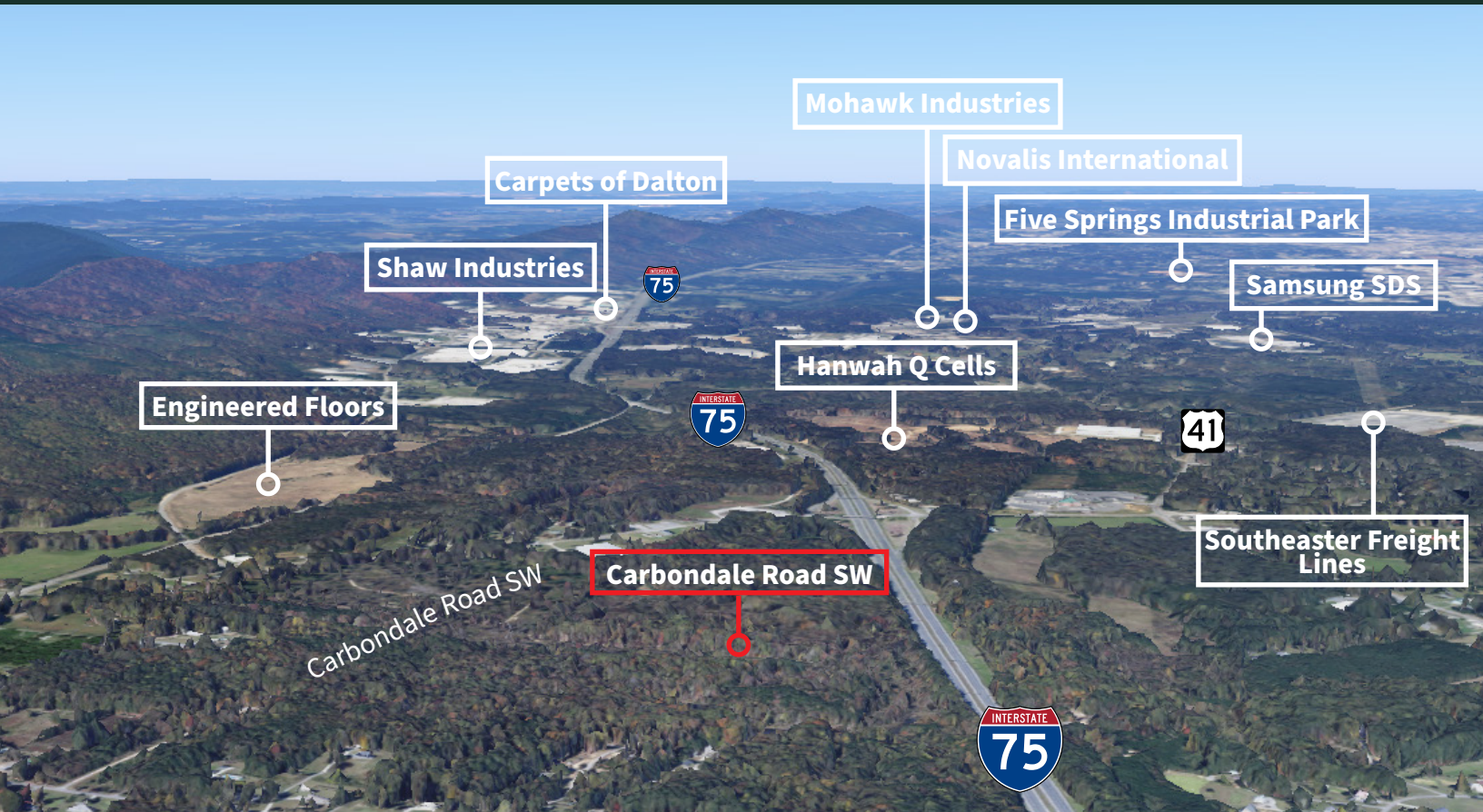
PREMIER INDUSTRIAL SITE BTS OPPORTUNITY



±600,000 SF AVAILABLE | CARBONDALE RD SW, DALTON, GA



SURROUNDING AREA MAP

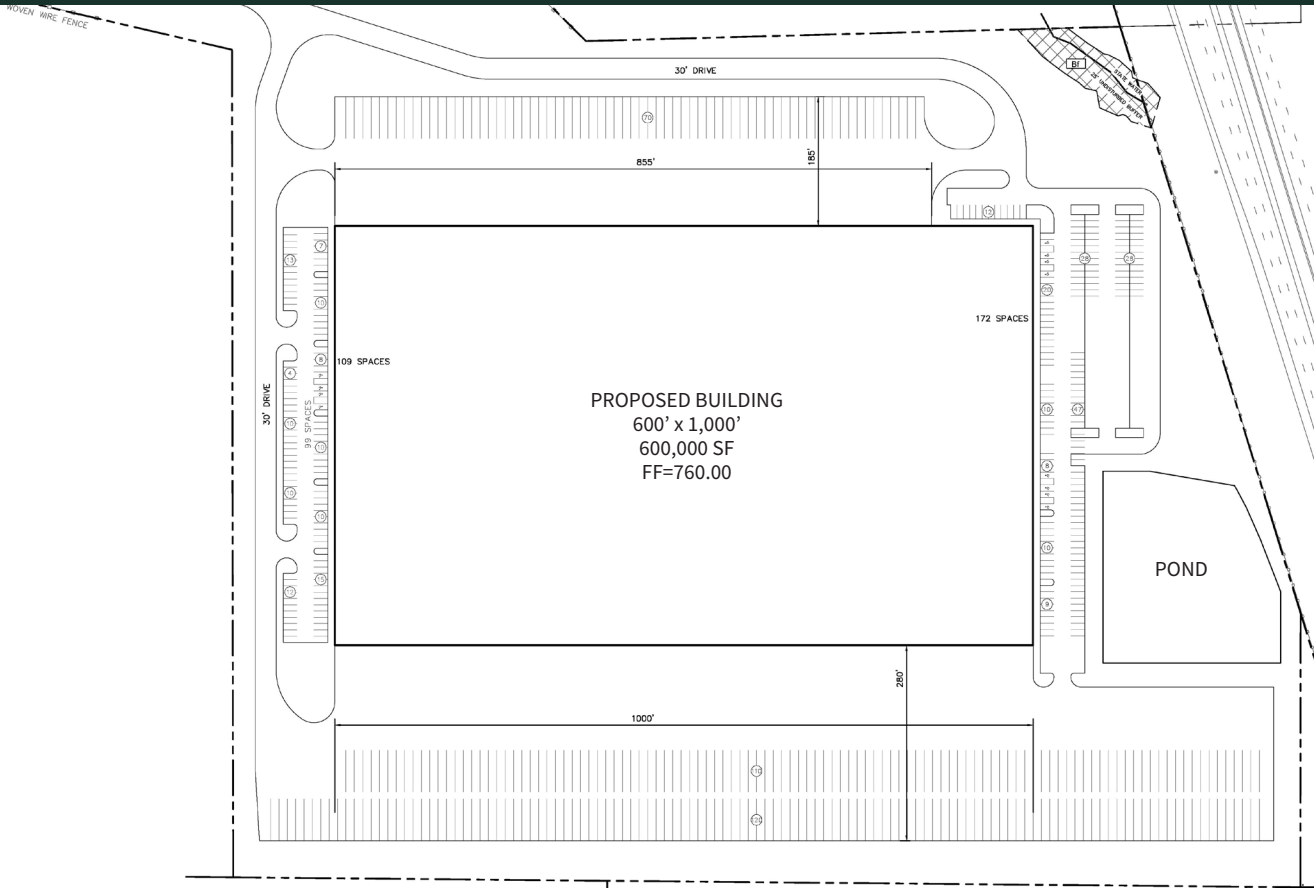


UTILITIES:

- » **Sewer** 8" pressurized (brand new)
- » **Gas** 6" at 300 PSI
- » **Water** 12" on main
- » **Fiber** Up to 10G
- » **Power** 1200A, 3-Phase



BUILDING SPECIFICATIONS (PROPOSED)



BUILDING SPECIFICATIONS:

- » **Total square footage** 600,000 SF
- » **Building dimensions** 600' x 1,000'
- » **Column spacing** 50' x 54'
- » **Speed bay depth** 60'
- » **Clear height** 40'
- » **Dock high doors** BTS
- » **Drive-in doors** BTS
- » **Auto parking** ±281
- » **Trailer parking** ±300
- » **Truck court** 7" 4,000 PSI
- » **Sprinkler system** ESFR
- » **Dock configuration** Cross-dock
- » **Significant interstate access**

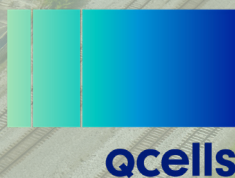
WHY DALTON, GA?

Situated strategically in the automotive and advanced manufacturing belt along Interstate 75, Dalton lies 25 miles south of Chattanooga and 85 miles north of Atlanta. The city caters to businesses of all scales, from local enterprises to Fortune 500 headquarters, providing essential world-class amenities for their success.

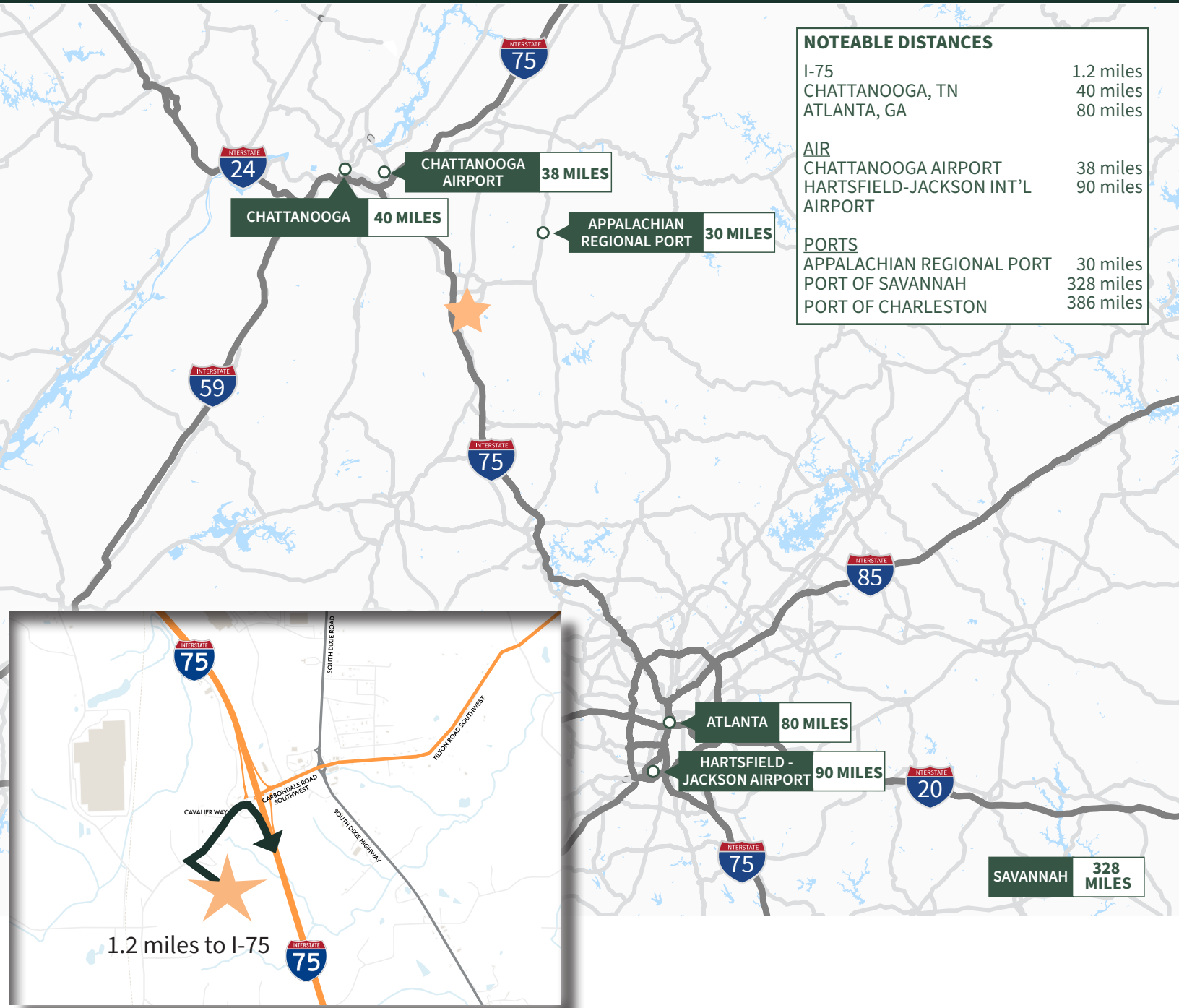
DALTON BY THE NUMBERS

	 DAYTIME POPULATION	 LABOR FORCE	 2024 OCCUPATION: PRODUCTION	 MEDIAN HOUSEHOLD INCOME
5 mile radius	17,020	8,152	1,672	\$59,840
10 mile radius	82,787	38,557	8,701	\$60,521
15 mile radius	170,463	79,948	14,474	\$62,676

TENANTS IN THE MARKET



LOCATION & KEY DISTANCES



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