



CONDITIONED WAREHOUSE FOR SALE

Dalton, GA 30720



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PROPERTY SUMMARY

Prime Warehouse for purchase! This one checks all the boxes. Highlights include tall ceilings (21'-25'), 480 3 phase power, 7,000 sf section of conditioned warehouse, 2 dock doors, oversized 12'x14' drive in door, updated office, compressed air lines plumbed in, half mile direct access to I-75, 2 curb cuts for easy pull through parking, and 5.23 acres with room for additional development. The office includes a reception, bullpen, conference room, break room, storage, restroom, and 3 closed door offices. The warehouse also has its own break room, locker/restroom, and quality control clean room. The property is zoned C2 but has been used as a fab and machine shop since 2014 and operated in carpet manufacturing prior to that. Floors are estimated to be at least 6" thick, but would need to be confirmed in DD. Warehouse will be vacant before the end of the year and sold as vacant. Please do not disturb current tenant without a showing.



Listing Highlights

- 7,000 sf section of the warehouse is CONDITIONED and HEATED.
- 21'-25' clear height
- 800 amps 480 3 phase power and 200 amps single phase.
- 2 dock doors and one drive in.
- Remodeled office.
- Half mile from I-75
- Easy access and parking.
- Extra land in the back for more development potential.
- Quality Control / testing room.



DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020 Population	3,840	16,802	81,925
2024 Population	3,917	17,304	82,349
2029 Projected Population	3,936	17,440	82,983
Median Age	39.4	37.9	36.8

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Households	1,384	5,799	28,881
2024 Households	1,412	5,971	29,055
2029 Household Projection	7,630	27,831	59,830

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
Average Household Income 2024	\$74,277	\$74,852	\$71,493

BROKERS

Matthew's primary focus is in the Industrial asset class and Advising Clients with Purchases, Sales, and Leases for either Investors or End Users. Negotiating, underwriting, local market knowledge, work ethic, and a system and process for each step of the deal is how I add value for my clients. Matthew has started his journey towards a CCIM designation and have enjoyed learning the correct way to underwrite deals. He really loves getting to know my clients needs and he strives for a long term relationship with them. When Matthew is not working, he enjoys the outdoors and all Chattanooga Tennessee has to offer! Matthew likes riding my motorcycle, trail running with his dog, paddle boarding, and playing pickleball.

Baker Townsend serves as an Associate Advisor at SVN Second Story Real Estate Management where he takes the lead in transactions related to leasing, disposition, acquisition, and site selection, with a focus on industrial and office commercial properties. A Chattanooga native, Baker is deeply committed to contributing to the ongoing growth and development of his hometown. In his inaugural year with the firm, he achieved recognition as a CoStar Power Broker for Chattanooga. Baker brings extensive market knowledge and a broad network of local connections to ensure a seamless process for his clients from initiation to completion.



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