

STRATEGIC LOCATION | EXCEPTIONAL INFRASTRUCTURE
±246,704 SF INDUSTRIAL FACILITY

FOR SALE

1527 WARING ROAD DALTON, GA 30721



SIZE (SQ.FT.)

±246,704

CLEAR HEIGHT

12'5" to 15'

ACCESS TO

RAIL



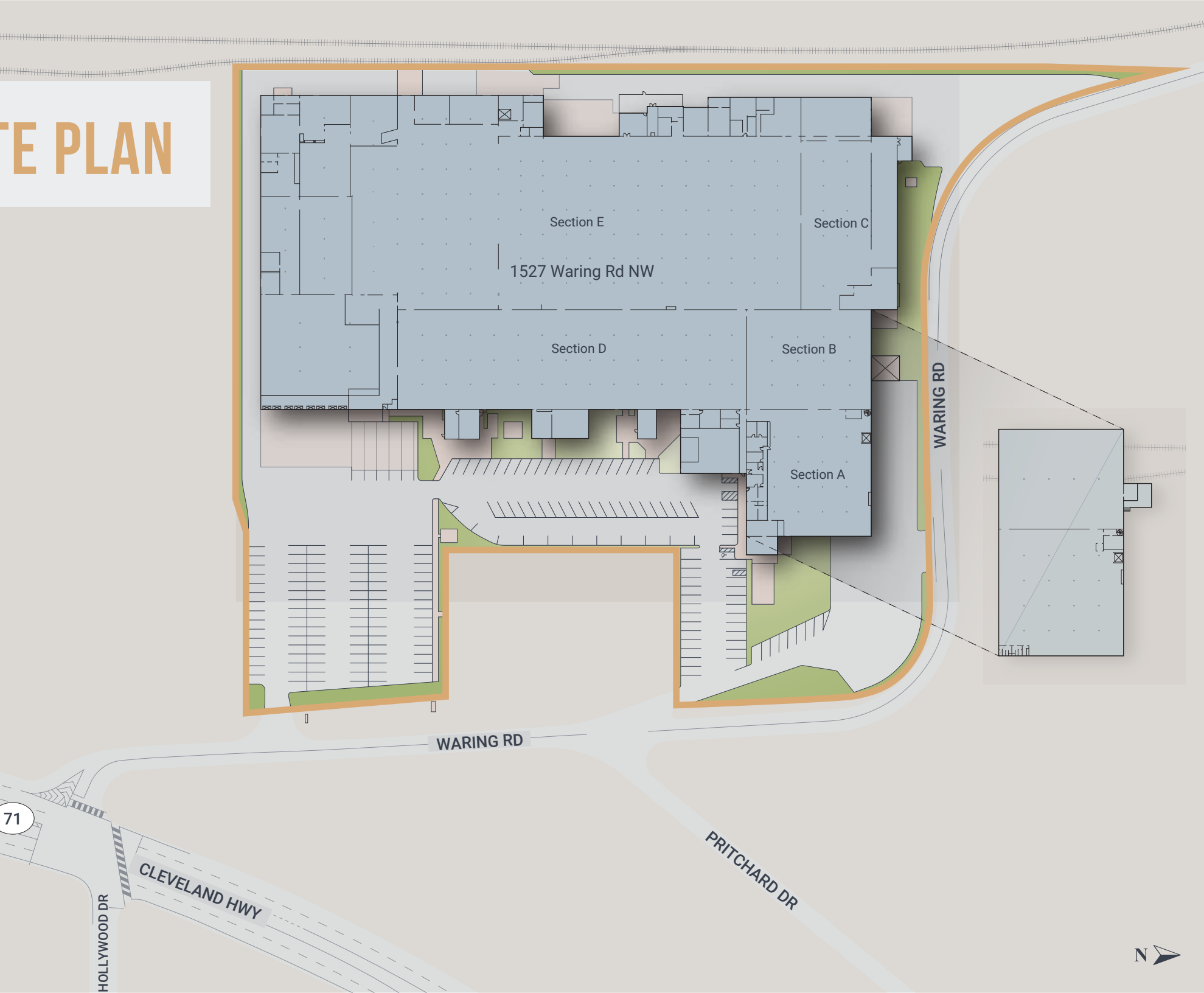
1527 WARING ROAD DALTON, GA 30721

PROPERTY DETAILS AND SITE PLAN

1527 Waring Road NW, Dalton, GA presents a unique opportunity to acquire a substantial industrial facility in Dalton, Georgia, the heart of the carpet industry. This ±246,704 SF building is situated on 8.74 acres and features a strong infrastructure, excellent logistics access, and close proximity to key transportation routes. The property boasts 14 dock-high doors, 1 drive-in door, and 231 parking spaces, making it ideal for manufacturing, distribution or value-add redevelopment. Located just 2.8 miles from I-75 and 19.4 miles from the Appalachian Regional Port, the site provides easy access to both regional and national markets. Capitalize on Georgia’s pro-business environment and competitive labor costs.

Feature	Detail
Address	1527 Waring Road NW, Dalton, GA
Property Type	Industrial
Space Available	246,704 SF
Land Area	8.74 acres
Year Built	1967
Zoning	General Industrial
Column Spacing	Not specified
Clear Height	12'5" to 15'
Loading	14 Dock-High Doors, 1 Drive-In Door
Auto Parking	231 Spaces
Trailer Parking	14 Spots
Power	Four 277/480V, 3000A services with 25,000 kVA transformers

E PLAN

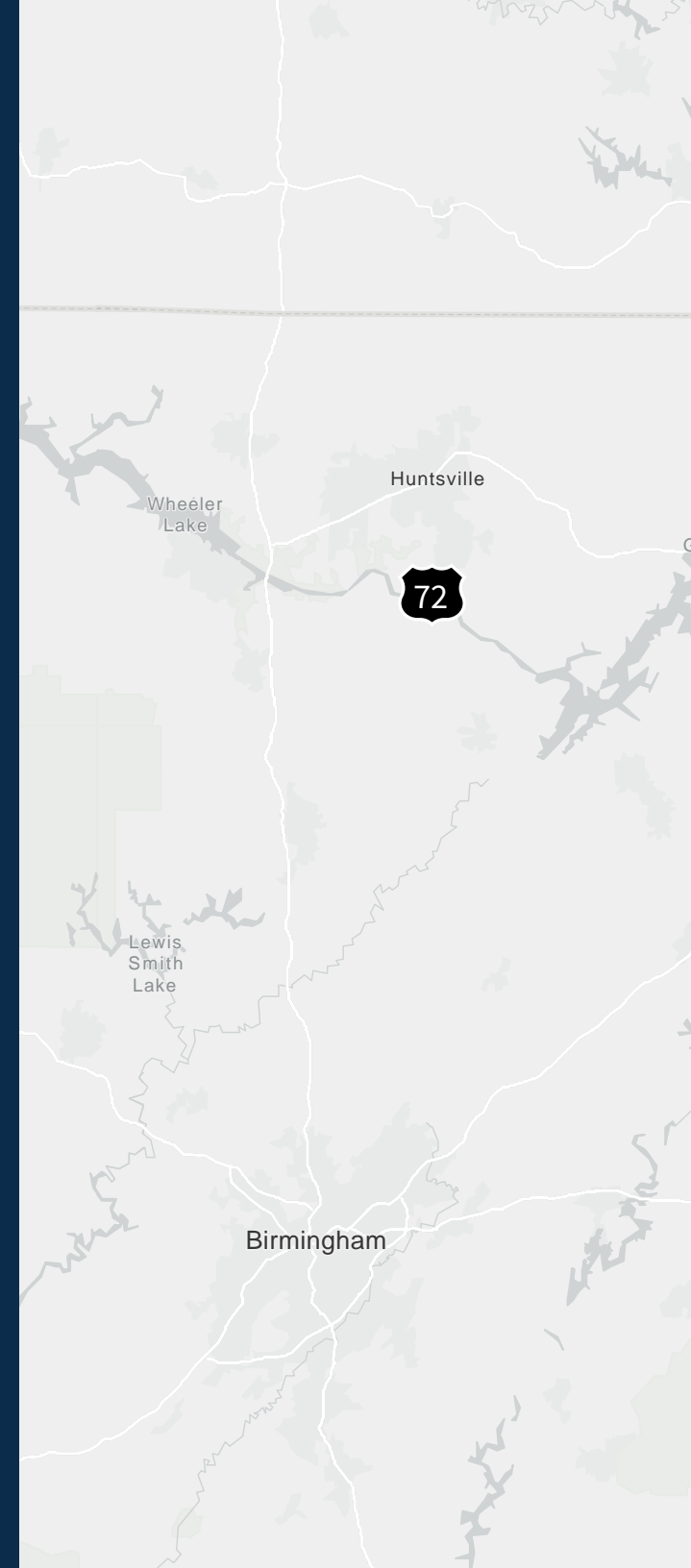


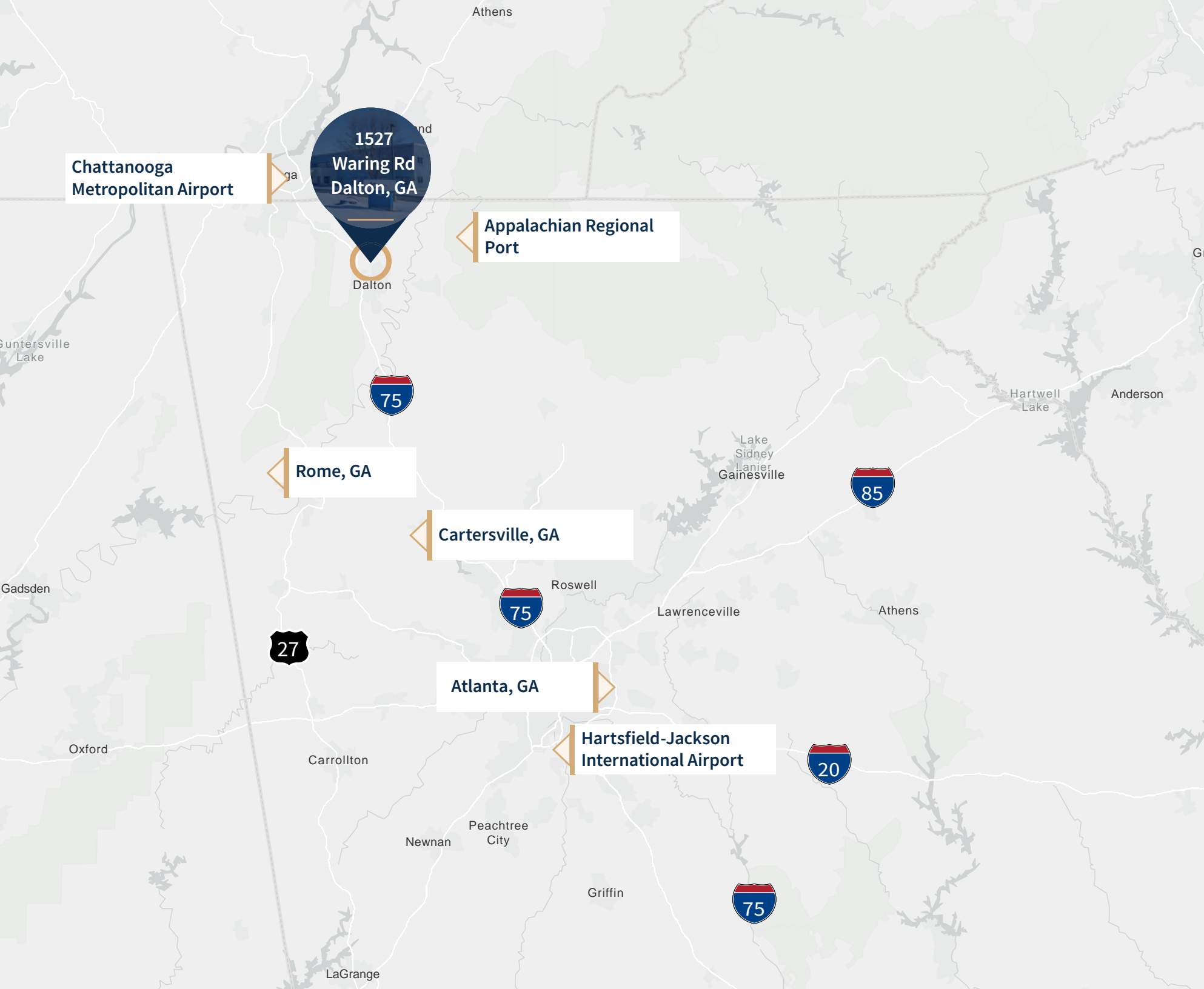
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LOCATION ADVANTAGES

Discover an industrial asset primed for logistics, manufacturing, or investment repositioning. Located in the heart of Dalton—home to global flooring giants—this ±246,704 square foot facility offers extensive dock access, robust power, and seamless connectivity to major transit networks and port.

- 0.4 miles to US-41
- 2.8 miles to I-75
- 19.4 miles to Appalachian Regional Port
- 28.9 miles to Chattanooga Metropolitan Airport
- 50.6 miles to Rome
- 51.5 miles to Cartersville
- 99.9 miles to Hartsfield-Jackson International Airport





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WHY DALTON

Situated strategically in the automotive and advanced manufacturing belt along Interstate 75, Dalton lies 35 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.



- Known globally as the “Carpet Capital of the World”
- Headquarters of Mohawk Industries and Shaw Floors
- Thriving industrial base with skilled labor and supply chain resources
- Cost-effective operating environment compared to nearby metros



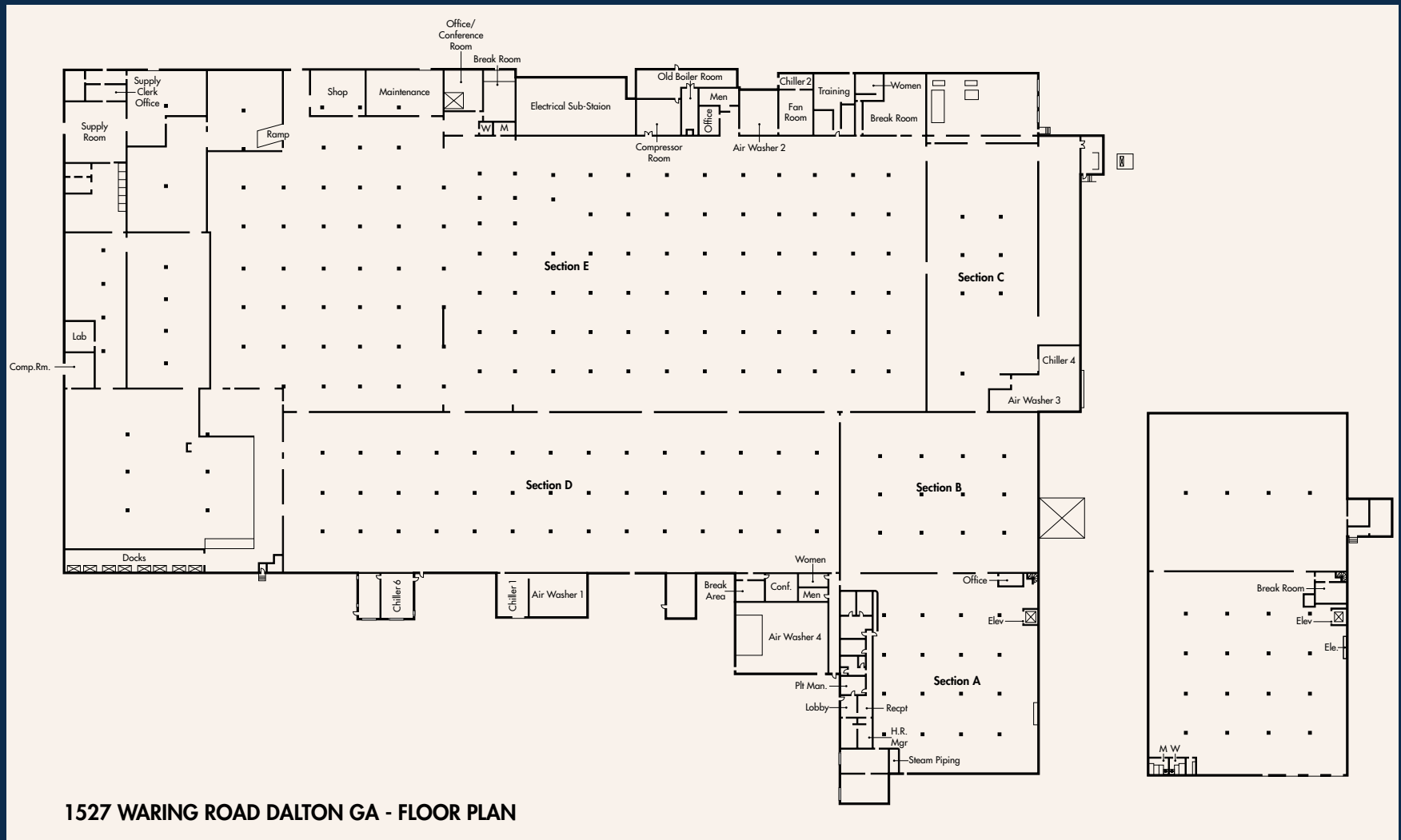
Radius	Daytime Population	Labor Force	2024 Production Workers	Median Household Income
5 mile radius	17,020	8,152	1,672	\$59,840
10 mile radius	82,787	38,557	8,701	\$60,521
15 mile radius	170,463	79,948	14,474	\$62,676

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ADDITIONAL IMAGES







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