



FOR LEASE: 35,000 SF INDUSTRIAL FACILITY

503 11th 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

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Availability

Asking Lease Rate:	\$4.25/SF/YR NNN
Available SF:	35,000 SF
Term:	Negotiable
Lot Size:	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 Lease 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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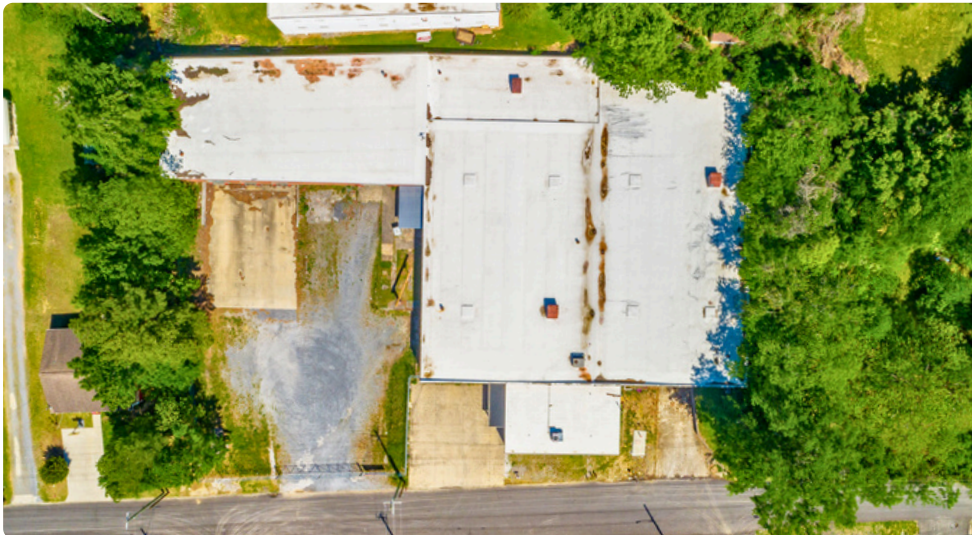
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PROPERTY PHOTOS

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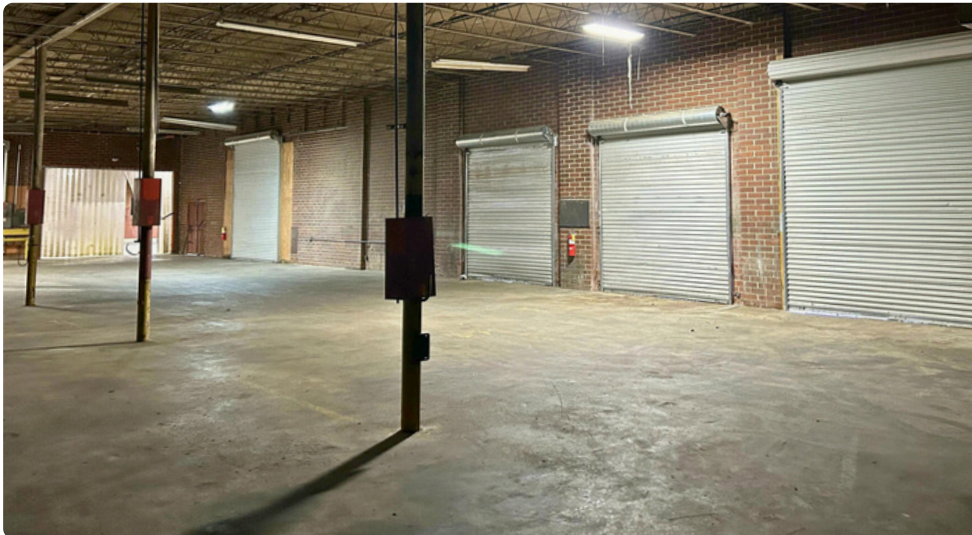
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INTERIOR PHOTOS

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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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