

FOR SALE OR LEASE

355 Old Dalton Road | Calhoun, GA 30721



208,860 SF Office/Warehouse in Prime Calhoun Location



INDUSTRY
REAL ESTATE PARTNERS

STEPHEN POND
Founding Principal
678.230.8389
spond@industry-rep.com

JEFF HENSON, SIOR
Founding Principal
770.490.5521
jhenson@industry-rep.com

CHIP SIPPLE
Founding Principal
912.695.2233
csipple@industry-rep.com

EXECUTIVE SUMMARY



355 Old Dalton Road offers a $\pm 208,860$ SF freestanding masonry warehouse on 11.21 acres in Calhoun, Georgia – only one mile from I-75 and 30 miles from the Appalachian Regional Port in Crandall, GA.

The facility is built for heavy operations: clear heights ranging from 18.5' to 28', 16 dock-high doors, 2 drive-ins, 4,000 AMP / 480V / 3-phase power, LED lighting throughout, and landlord-owned pallet racking that can remain in place. At 97% warehouse, this building is purpose-built for distribution, manufacturing, or logistics with minimal capital required to get operations underway.

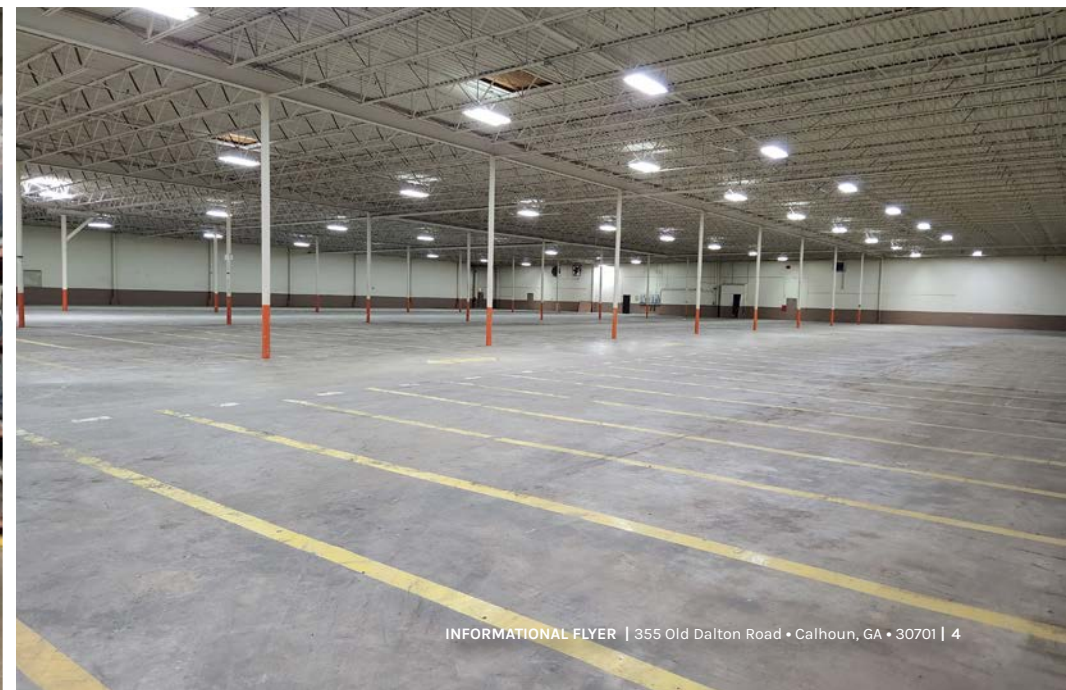
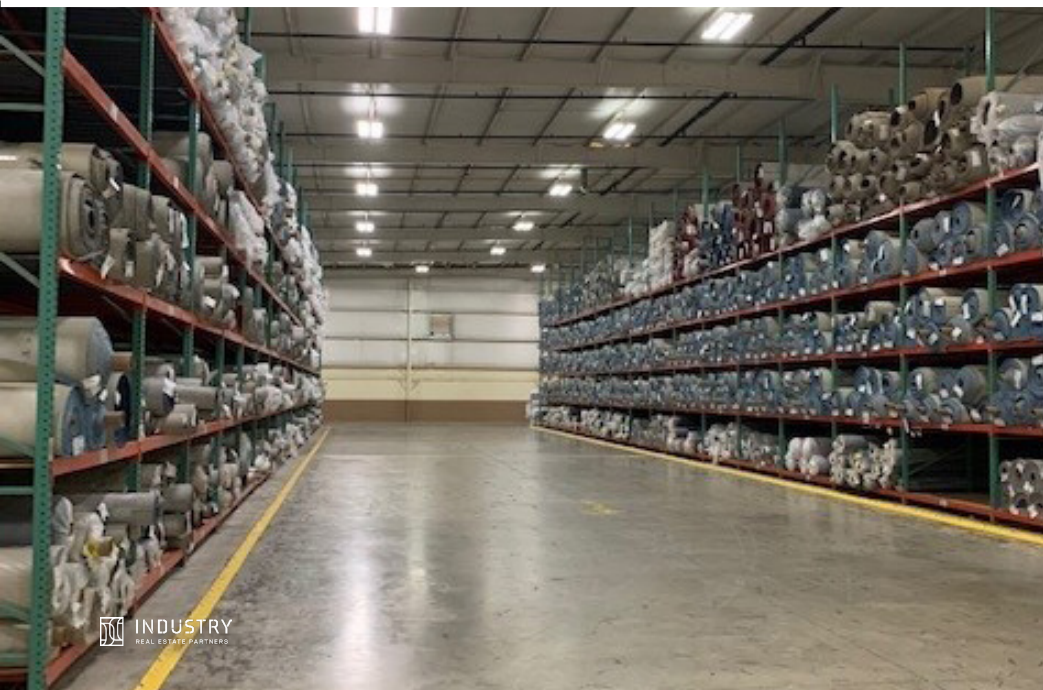
Gordon County offers a deep labor pool and competitive tax incentives, and I-75 access at both Exit 317 and Exit 318 puts this facility within reach of Atlanta, Chattanooga, and the broader Southeast freight network.

BUILDING SIZE	208,860 Total SF
TOTAL ACREAGE	11.21 Total Acres
CONFIGURATION RATIO	$\pm 6,260$ SF Office (3%) $\pm 202,600$ SF Warehouse (97%)
YEAR BUILT	1993
CONSTRUCTION	Masonry
CLEAR HEIGHT	18.5' - 28'
POWER	Heavy Power (480 3-Phase, 4,000 AMPs)
DOCK-HIGH DOORS	Sixteen (16)
DRIVE-IN DOORS	Two (2)
SPRINKLERS	Wet
LIGHTING	LED Lighting in Warehouse
ADDITIONAL FEATURES	Pallet racking in place and available for tenant use
ZONING	LI (Light Industrial)

PHOTOS | TRUCK COURT



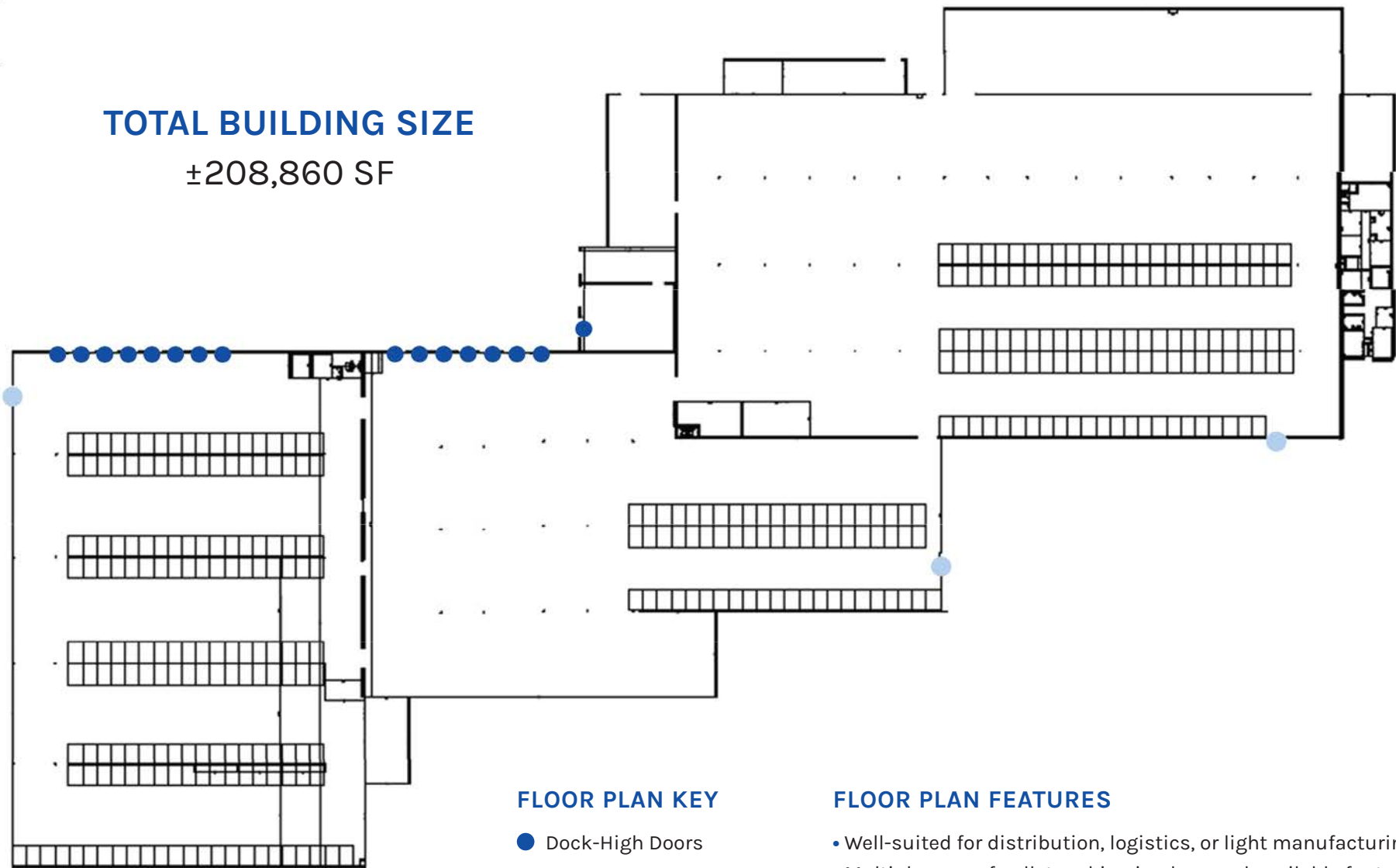
PHOTOS | WAREHOUSE



FLOOR PLAN

TOTAL BUILDING SIZE

±208,860 SF



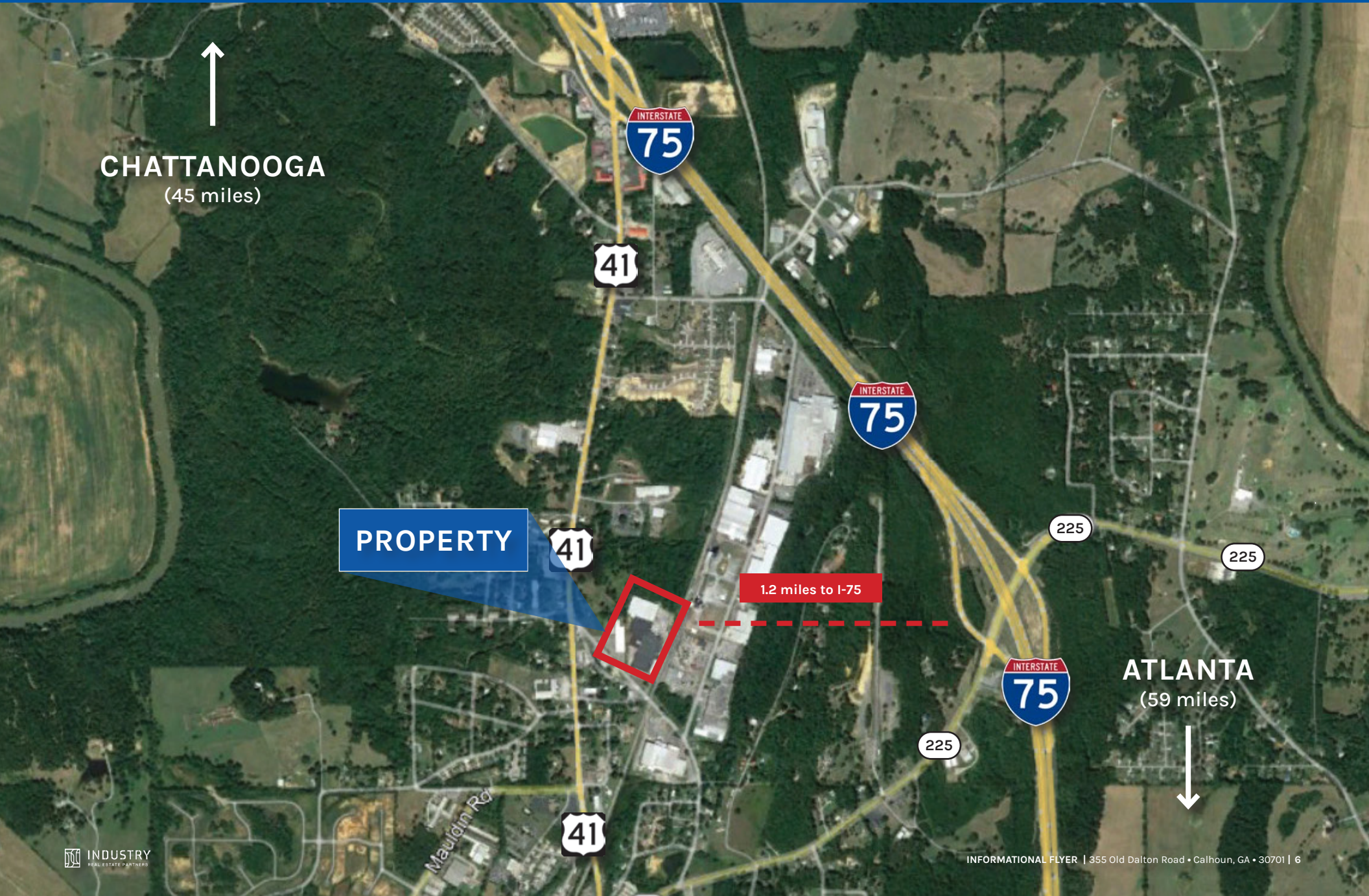
FLOOR PLAN KEY

- Dock-High Doors
- Drive-In Doors

FLOOR PLAN FEATURES

- Well-suited for distribution, logistics, or light manufacturing use
- Multiple rows of pallet racking in place and available for tenant use
- Efficient truck court and parking layout

AERIAL MAP



CHATTANOOGA
(45 miles)



PROPERTY



1.2 miles to I-75



ATLANTA
(59 miles)



For more information, please contact:

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5901 Peachtree Dunwoody Road NE
Building B, Suite 350 | Atlanta, GA 30328
770.458.2051 | IndustryRealEstatePartners.com

TAMARACK
INVESTMENTS

