

±47,400 SF Industrial Warehouse Building FOR LEASE OR SALE

406 4th Ave, Dalton, GA 30721



4TH AVE

E MORRIS ST

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CONTACT

JEFF GARY

Commercial Real Estate Broker
404-876-1640 x144
Jeff@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

Executive Summary

Bull Realty, Inc. is pleased to present this ±47,400 SF industrial warehouse building for lease or sale at 406 4th Avenue in Dalton, Georgia. Included is an additional free-standing ±3,400 SF adjacent building currently leased month-to-month on 808 E Morris St. This property offers flexibility for an owner or tenants seeking quality industrial warehouse, distribution, manufacturing, or retail space within Dalton's thriving business corridor. The loading docks are accessible from E Morris St with ±0.60 acres of potential outside storage area making this an ideal site for similar or allied uses to the carpet industry or new industries in the market.

This building sits in the carpet capital of the world along with other diverse economical industries such as solar, automotive parts, and food manufacturing. In addition to Dalton being the hub for flooring manufacturing, warehousing, and distribution, Dalton has instituted its economic diversification by having Hanwha Q Cells, the Korean-based solar manufacturing company located there with over 600 employees and boasting the largest solar manufacturing center in the western hemisphere. GEDIA, the German automotive parts manufacturer also has a manufacturing facility in Dalton with over 100 employees, and Essential Proteins, a leading supplier to major food companies, has made Dalton its new broth manufacturing site. This grouping of industries reduces hiring friction for production, maintenance, and logistical staffing as well as broaden the demand drivers for the area.

PROPERTY HIGHLIGHTS

- **For Sale or Lease**
- **Available Space:** ±47,400 SF
- **Divisible:** ±23,000 SF to ±47,400 SF
- **Lease Type:** NNN
- **Lease Rate:** \$4.80/SF/YR NNN
- **Sale Price:** \$2,500,000
- **Zoning:** M-2 (Heavy Manufacturing)
- **Sprinklered:** Water
- **Ideal Uses:** Manufacturing, Warehousing, General Warehousing, Distribution, Retail, Flex Space, Outdoor Storage
- **Climate Controlled:** ±20,000 SF Heated and cooled
- **Included:** Interior office space inside of warehouse
- **Site Size:** ±1.99 acres consisting of 3 parcels
- **Clear Height:** ±13'- to ±16'
- **Loading:** 3 Dock-high doors with shared platform and 1 drive-in
- **Power:** 3-Phase power
- **Electrical:**
 - Warehouse: 400 Amps
 - ±3,400 SF Free-standing building 200 Amps
 - 120/208 Volts
- **Lighting:** LED throughout warehouse
- **Construction:** Concrete block
- **Parking:** Ample off 4th Avenue
- ±20 Miles from Appalachian Regional Port
- ±3 Miles from 2 trans-load rail facilities (CSX & Norfolk Southern)
- Access to U.S. 41, Interstate I-75, and U.S. 411
- Accessible to I-75 via Exits 328 and 336
- **Existing Cash Flow:** Current lease income from a ±3,400 SF free-standing building on the site
- 2025 Taxes for Parcel # 12-239-11-001 (Warehouse): \$12,527.59
- 2025 Taxes for Parcel # 12-239-11-004 (±3,400 SF Building): \$2,255.1
- 2025 Taxes for Parcel # 12-239-11-005 (±0.34 AC): \$1,173.31

PROPERTY ADDRESS	406 4th Ave Dalton, GA 30721
BUILDING SIZE	±47,400 SF
SITE SIZE	±1.99 Acres
ZONING	M-2
PARCEL ID	12-239-11-001
YEAR BUILT/RENOVATED	1950/2025
# OF PARKING SPACES	15
SIGNAGE	Pylon
PROPOSED USES	Manufacturing, Warehousing, Distribution, Retail, Flex, Outdoor Storage
POWER	3-Phase
UTILITIES AVAILABLE	Electricity, Water, Telephone



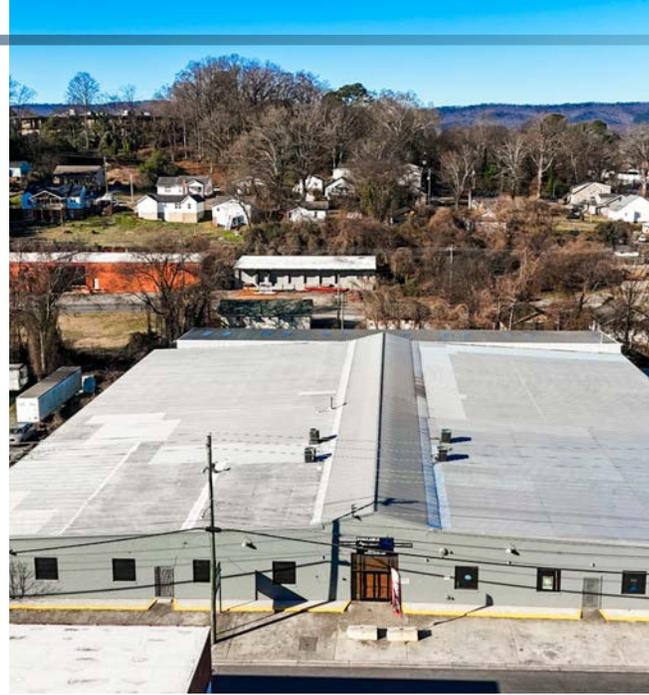
LEASE RATE:
\$4.80/SF/YR (NNN)

SALE PRICE:
\$2,500,000

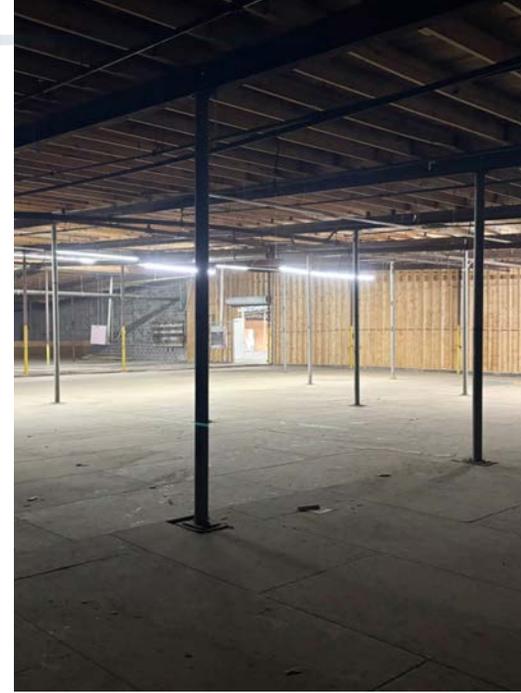
Aerials



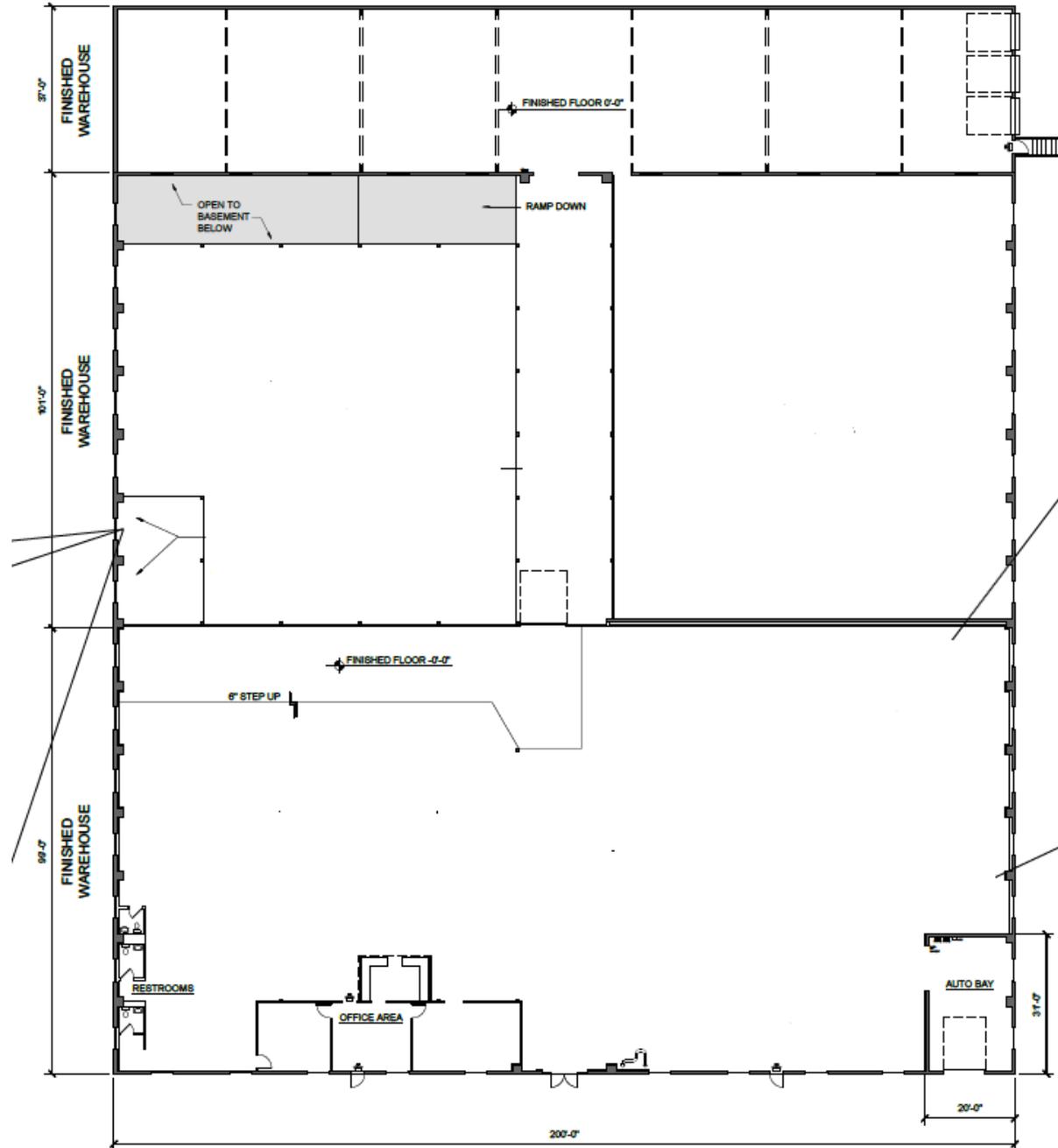
Exterior



Interior



Floor Plan



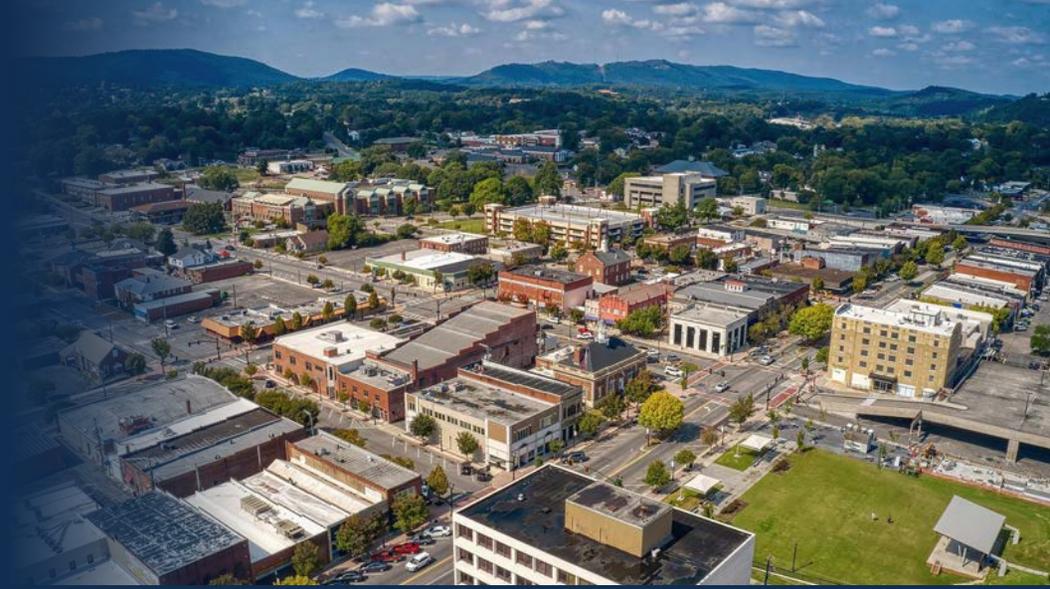
In The Area



ABOUT THE AREA

DALTON, GA

Dalton, Georgia is a welcoming city in northwest Georgia known for blending small-town charm with global industry influence. Often called the “Carpet Capital of the World,” Dalton and the surrounding area produce the majority of the world’s carpet and flooring, making manufacturing a major part of the local economy and identity. The city sits in the foothills of the Appalachian Mountains, giving residents and visitors easy access to beautiful natural scenery, rolling hills, and outdoor recreation like hiking, biking, fishing, and camping at nearby spots such as Fort Mountain State Park and other regional trails and lakes. Dalton has deep historical roots, including Native American heritage and a strong connection to the Civil War, with several historic sites and markers throughout Whitfield County. Downtown Dalton offers a mix of historic buildings, local shops, restaurants, public art, and community events that reflect the area’s growing arts and culture scene, while Dalton State College adds an educational presence and contributes to community life. Conveniently located along Interstate 75 between Atlanta and Chattanooga, Dalton provides regional accessibility while maintaining its close-knit, Southern atmosphere. Today, the area continues to grow and diversify beyond manufacturing into healthcare, education, and small business, making Dalton a community that honors its past while steadily moving forward with economic development, cultural enrichment, and a strong sense of local pride.



Demographics

POPULATION



1 MILE	3 MILES	5 MILES
9,471	41,740	65,150

HOUSEHOLDS



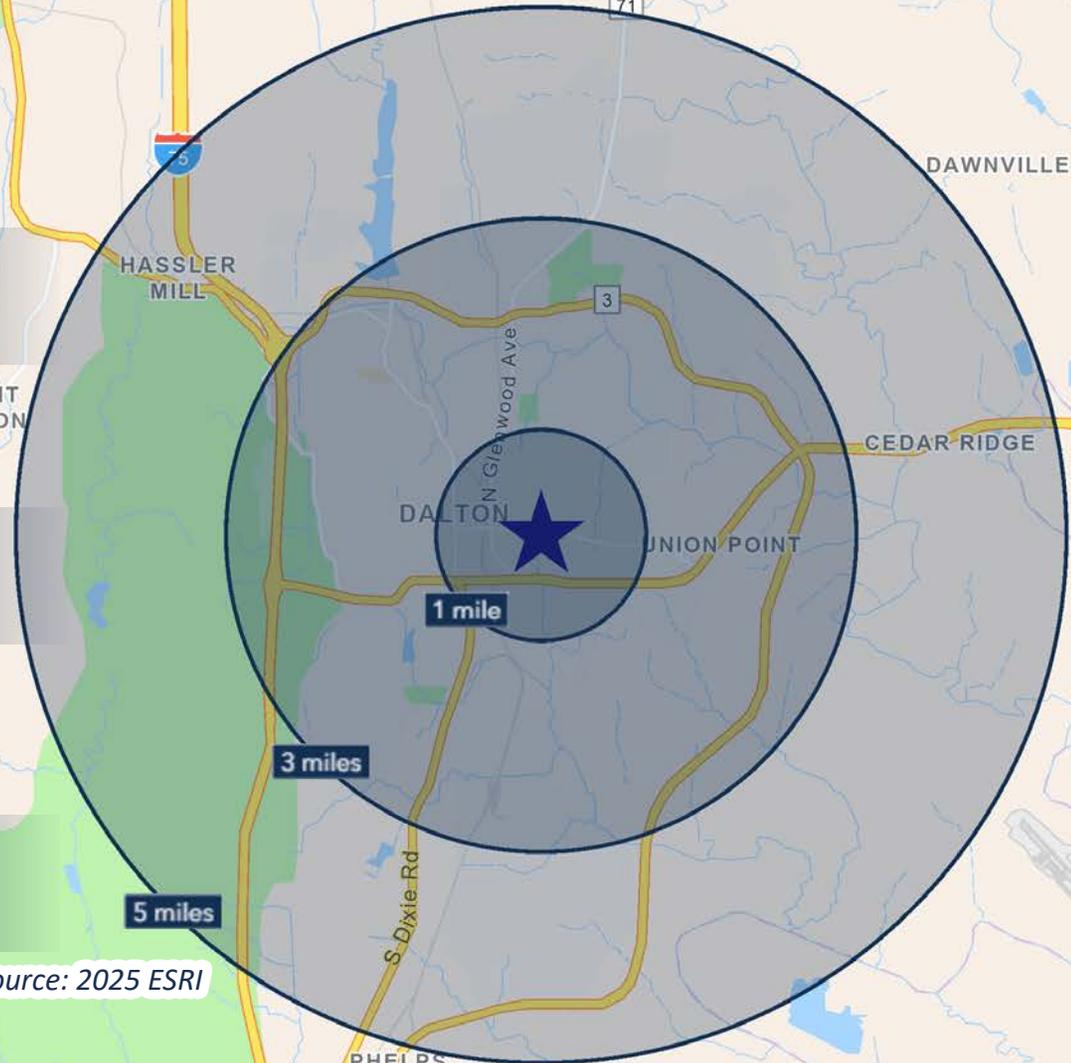
1 MILE	3 MILES	5 MILES
2,940	14,405	22,857

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$65,563	\$86,697	\$90,526

Source: 2025 ESRI



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2025

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

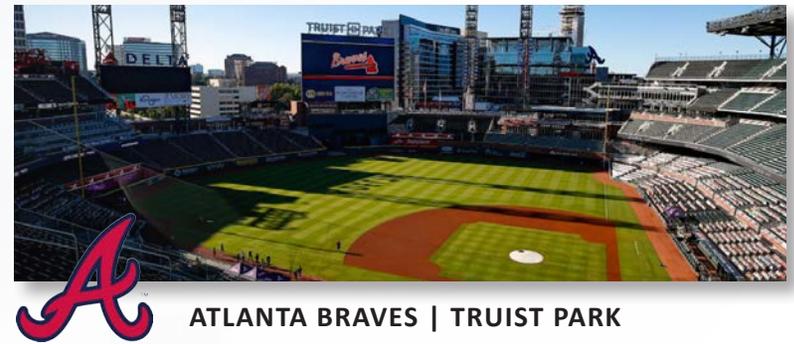
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Broker Profile



JEFF GARY

Commercial Real Estate Broker
404-876-1640 x144
Jeff@BullRealty.com

As President of Bull Realty's Chattanooga Office, Jeff Gary assists clients in Chattanooga and the surrounding Tennessee and north Georgia markets. While his practice is centered on industrial real estate dispositions, acquisitions and leasing, Jeff provides services in multiple property types teaming with specialist at Bull Realty in each sector.

For the previous 17 years prior to joining Bull Realty, Jeff assisted investors and business owners with industrial properties, multifamily communities, mobile home parks as well as development and farmland throughout Tennessee, Alabama and Georgia. Before entering the commercial real estate industry, Jeff worked for a major towing equipment distributor managing national sales of towing equipment, parts, and accessories.

Jeff holds a B.B.A. in Real Estate from Georgia State University. He is an active member of several professional organizations, including the Atlanta Commercial Board of Realtors and the National Association of Realtors.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 406 4th Ave, Dalton, GA 30721. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

JEFF GARY
Commercial Real Estate Broker
404-876-1640 x144
Jeff@BullRealty.com

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Atlanta, GA 30328
BullRealty.com