



STRATEGIC INDUSTRIAL WAREHOUSE IN DALTON



LARGE SCALE WAREHOUSE FOR LEASE IN DALTON GA

AVAILABLE SPACE: 165,000 SF

1318 Underwood St | Dalton, GA 30721



SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

Cell: (423)- 598-6968

baker.townsend@svn.com

Matthew Bonnett

Office: (423)-682-8241

Cell: (423)-605-5417

matthew.bonnett@svn.com

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Retailer Map



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LISTING HIGHLIGHTS

- single or multi tenant
- 4 miles off I-75
- 3 phase power
- sprinkled
- 9 total dock doors
- 1 drive in (14' tall)
- Suite A: 67,000 SF
- Suite B: 34,650 SF
- Suite C: 43,200 SF
- One tenant can take entire building



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	7,879	41,001	66,499
2029 Projected Population	7,883	41,099	66,595
Median Age	31.2	34	35.4

Households	1 Mile	3 Mile	5 Mile
2024 Households	2,504	13,822	22,944
2029 Projected Households	2,507	13,863	23,016
Average Household Income	\$52,562	\$65,353	\$70,558



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ABOUT THE BROKERS



Baker Townsend
SVN | Second Story Real Estate Management
Commercial Advisor
423-598-6968
baker.townsend@svn.com

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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My 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. I have started my journey towards a CCIM designation and have enjoyed learning the correct way to underwrite deals. I really love getting to know my clients needs and I strive for a long term relationship with them. When I am not working, I enjoy the outdoors and all Chattanooga Tennessee has to offer! I like riding my motorcycle, trail running with my dog, paddle boarding, and playing pickleball. I look forward to working for you or with you on a deal in the future!