



## INDUSTRIAL PROPERTY RIGHT OFF I-75

Available: 18,500 SF

360 Carbondale Rd SW | Dalton, GA 30721



**SVN | Second Story Real Estate Management**

**Baker Townsend**

Office: (423) 682-8241

Cell: (423) 598-6968

[baker.townsend@svn.com](mailto:baker.townsend@svn.com)



## LISTING HIGHLIGHTS



- .5 miles off Interstate 75
- 18,500 SF
- 1,500 SF of office space
- Clear Heights: 21'-18' and 14'
- 2 dock high doors
- 3-phase power
- heated warehouse
- 4 bathrooms
- 6 offices

We are excited to present this 18,500 SF industrial property, ideally situated just 0.5 miles off Interstate 75 in Dalton, GA. The building offers two loading docks, high ceilings, 3-phase power, and office space. With its prime location and versatile features, this property presents an excellent opportunity for your business or investment needs.



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## Additional Photos





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## DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2024 Population	4,614	8,420	79,842
2029 Projected Population	4,692	8,556	81,439
Median Age	38.4	40.1	36.7
Households	3 Miles	5 Miles	10 Miles
2024 Households	1,647	3,055	28,040
2029 Projected Households	1,675	3,104	28,612
Average Household Income 2024	\$65,445	\$71,376	\$68,483



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