

# Dalton Climate Controlled Warehouse with Outside Storage

# FOR LEASE

406 4th Avenue, Dalton, Georgia 30721



## PROPERTY OVERVIEW

This property offers flexibility for a new owner or tenants seeking quality industrial warehouse, distribution, manufacturing, or retail space within Dalton's thriving business corridor. Loading docks accessible from E Morris St and ±0.60-acre of potential outside storage area make it an ideal property. Dalton is composed of a deep pool of manufacturing labor and a large concentration of flooring manufacturers making Dalton, Georgia a logical site for similar or allied uses. This grouping effect reduces hiring friction for production, maintenance, and logistic staffing. Recent economic diversification projects such as solar, automotive, and food manufacturing continue to broaden demand drivers.

- Available Space: ±47,400 SF
- Divisible: ±23,000 SF to ±47,400 SF
- Climate Controlled: ±20,000 SF Heated and cooled
- Includes: Interior office space inside of warehouse
- Lease Type: NNN
- Asking Rate: \$4.80/SF/YR
- Zoning: M-2 (Heavy manufacturing)
- Sprinklered: Water
- Ideal Uses: Manufacturing, warehousing, general warehousing, distribution, retail, outdoor storage, flex space
- 3 Dock-high doors and 1 drive-in door
- Access: Convenient access to I-75 and regional routes serving Atlanta and Chattanooga
- Dual street access
- 17-miles to Appalachian Regional inland port



**LEASE RATE:**  
\$4.80/SF/YR  
NNN



**SPACE AVAILABLE:**  
±23,000 SF-  
±47,400 SF



**SITE SIZE:**  
±1.70 AC



**ZONING:**  
M-2

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*

CONTACT



**JEFF GARY**  
404-876-1640 x144  
Jeff@BullRealty.com

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

# Dalton Climate Controlled Warehouse with Outside Storage

# FOR LEASE

406 4th Avenue, Dalton, Georgia 30721



Lease includes:

- ±0.6-Acre outdoor staging and storage lot with direct truck access from E Morris St to the warehouse
- 3 Loading docks
- 20 vehicle parking spaces along 4th Avenue

*\*Below images are renderings*



CONTACT



**JEFF GARY**  
404-876-1640 x144  
Jeff@BullRealty.com

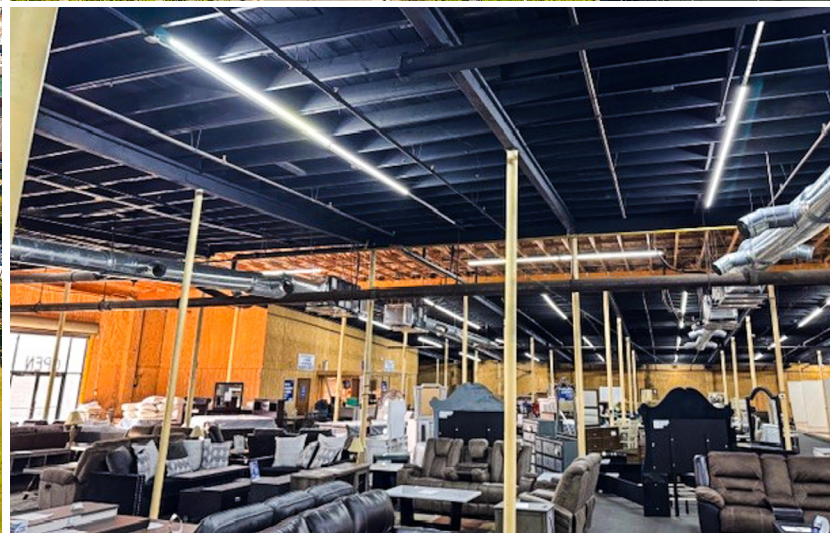
**BULL REALTY, INC.**  
50 Glenlake Parkway  
Suite 600  
Atlanta, GA 30328  
BullRealty.com



Dalton Climate Controlled Warehouse  
with Outside Storage

# FOR LEASE

406 4th Avenue, Dalton, Georgia 30721



CONTACT



**JEFF GARY**  
404-876-1640 x144  
Jeff@BullRealty.com

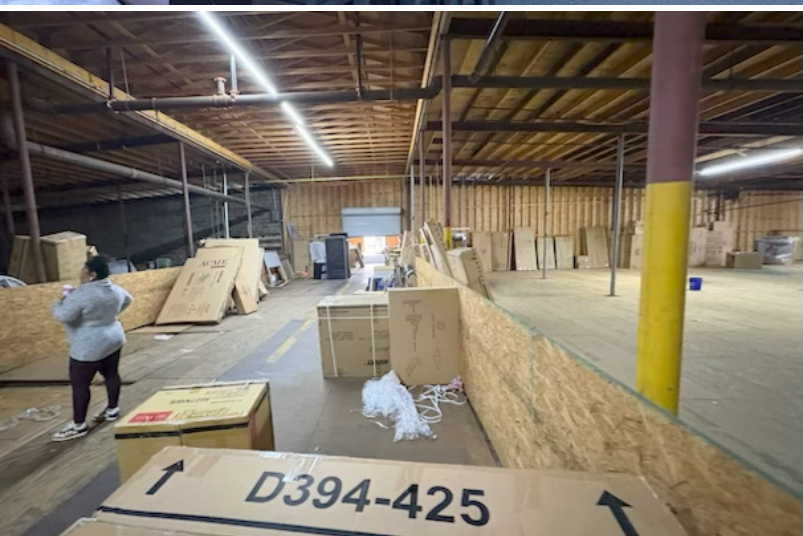
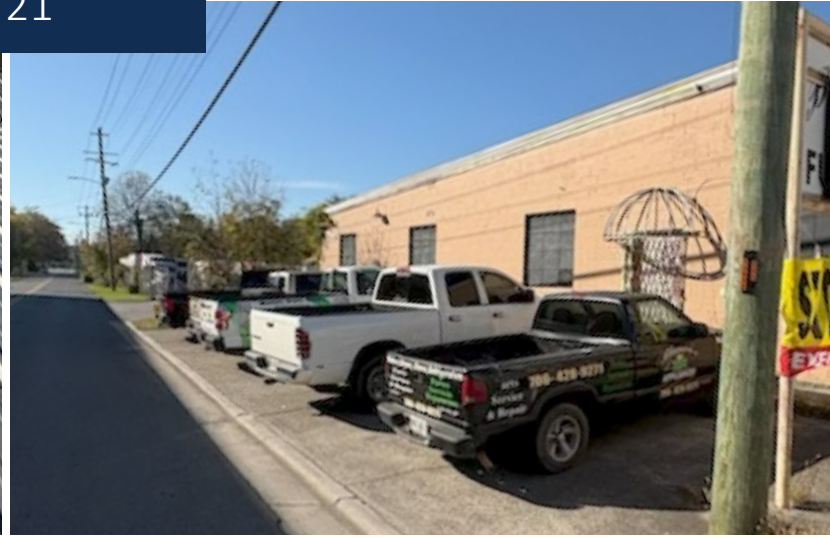
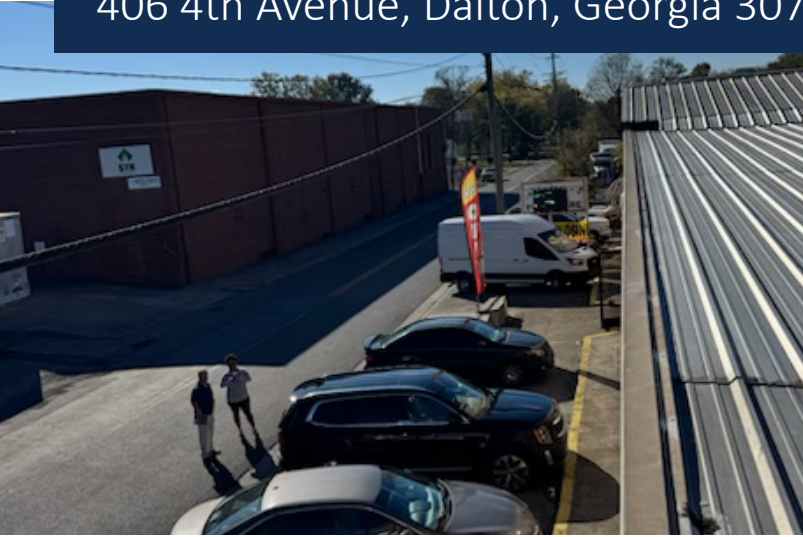
**BULL REALTY, INC.**  
50 Glenlake Parkway  
Suite 600  
Atlanta, GA 30328  
BullRealty.com



# Dalton Climate Controlled Warehouse with Outside Storage

# FOR LEASE

406 4th Avenue, Dalton, Georgia 30721



CONTACT



**JEFF GARY**  
404-876-1640 x144  
Jeff@BullRealty.com

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

# Dalton Climate Controlled Warehouse with Outside Storage



# FOR LEASE

406 4th Avenue, Dalton, Georgia 30721



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>	9,471	41,740	65,150
<b>Households</b>	2,940	14,405	22,857
<b>Avg. Household Income</b>	\$65,563	\$86,697	\$90,526

Source: 2025 ESRI

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



**JEFF GARY**  
404-876-1640 x144  
Jeff@BullRealty.com

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