

FOR SALE

3314 DUG GAP ROAD | DALTON, GEORGIA • 30720



INDUSTRY
REAL ESTATE PARTNERS

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PROPERTY **OVERVIEW**

Positioned in the heart of the thriving Atlanta I-75 North Corridor, this industrial property in Dalton, GA, offers owner/users, investors and tenants a strategic foothold in one of the Southeast's fastest-growing logistics hubs.

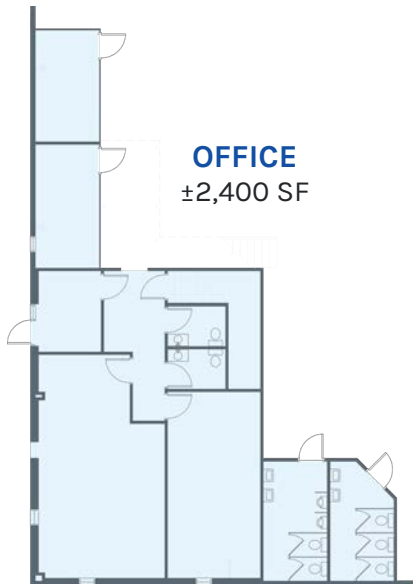
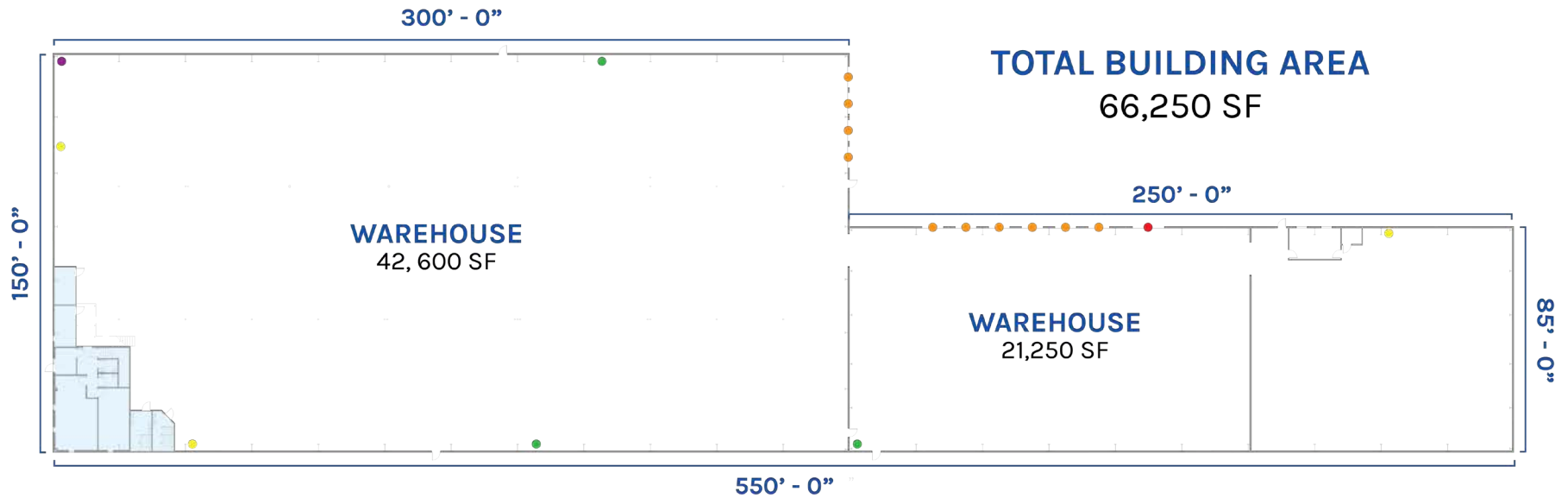
With proximity to the Appalachian Regional Port (just 27 miles northeast) this location benefits from explosive container traffic growth and direct rail access to the Port of Savannah. The corridor boasts the highest truck volume in Georgia, a deep labor pool with the one of the most affordable workforces in Atlanta, and strong demand driven by reshoring and foreign investment. High barriers to entry and a robust tenant base anchored in production, manufacturing and a heavily entrenched flooring industry, make this an exceptional opportunity for long-term industrial performance.



PROPERTY DETAILS

ADDRESS	3314 Dug Gap Road, Dalton, GA • 30720
PROPERTY TYPE	Industrial Warehouse
YEAR BUILT	1988
TOTAL SITE	5.17 Acres
TOTAL SQUARE FEET	±66,250 SF
OFFICE AREA	±2,400 SF (5%)
WAREHOUSE AREA	±63,850 SF (95%)
CONSTRUCTION	Masonry
CLEAR HEIGHT	20' - 22' Clear Height
DOCK HIGH DOOR	Ten (10) Dock-High Doors
DRIVE-IN DOOR	One (1) Drive-In Door
ZONING	LI - Light Industrial
COUNTY	Whitfield

FLOOR PLAN

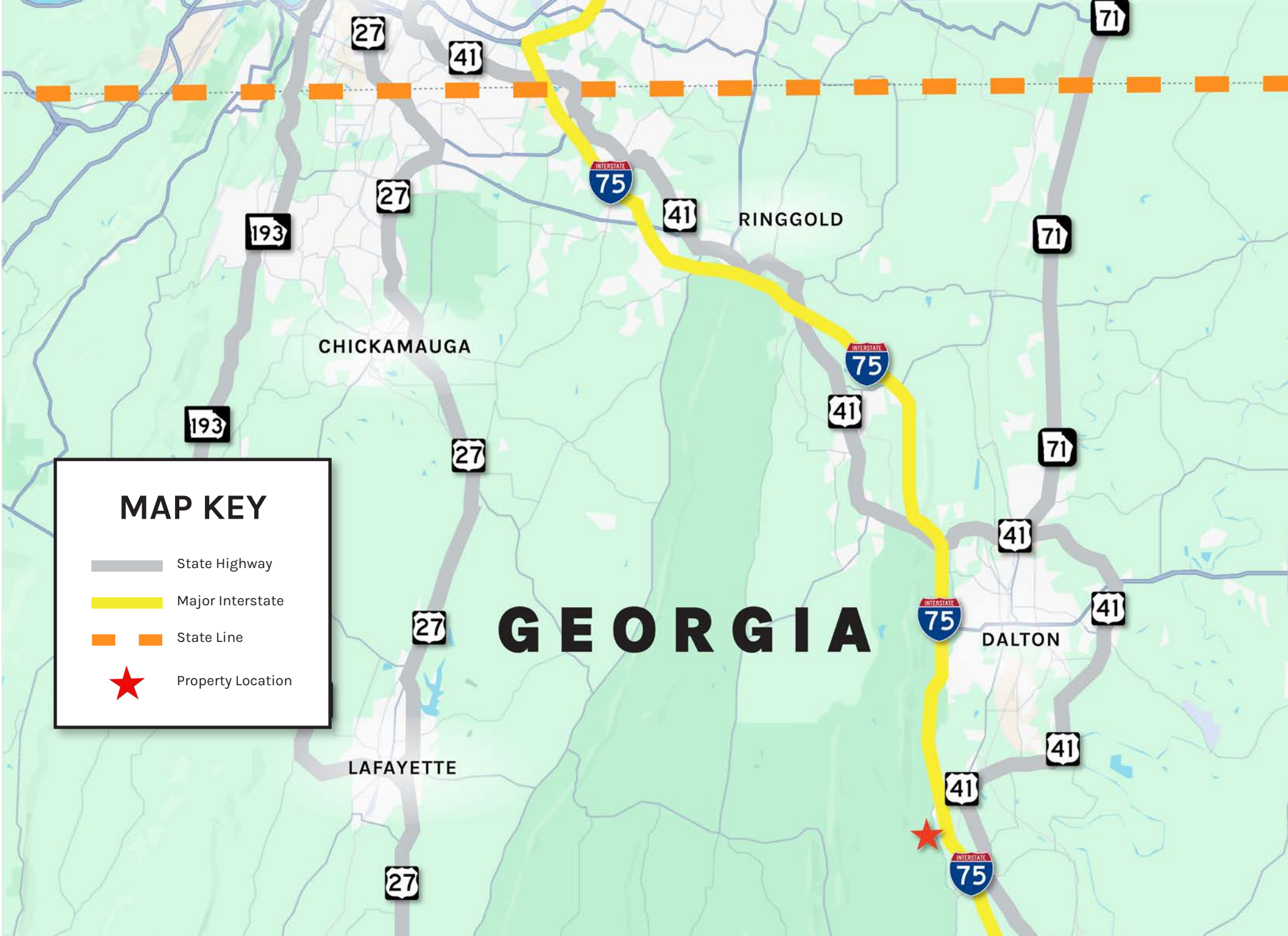


FLOOR PLAN KEY

- Drive-In Door
- Dock-High Doors
- Electrical Equipment
- Electrical Panels
- Dedicated Office
- Sprinklers/Riser Room

KEY FEATURES INCLUDE:

- Fire suppression system with sprinkler riser on-site
- ±2,400 SF move-in ready office space with no additional TI required
- ±66,250 SF total across two warehouse bays
- 550' building depth with flexible dual-bay layout ideal for distribution, manufacturing, or multi-tenant use
- Heavy power infrastructure throughout, with dedicated electrical rooms and panel distribution in both bays



MAP KEY

- State Highway
- Major Interstate
- State Line
- Property Location

GEORGIA

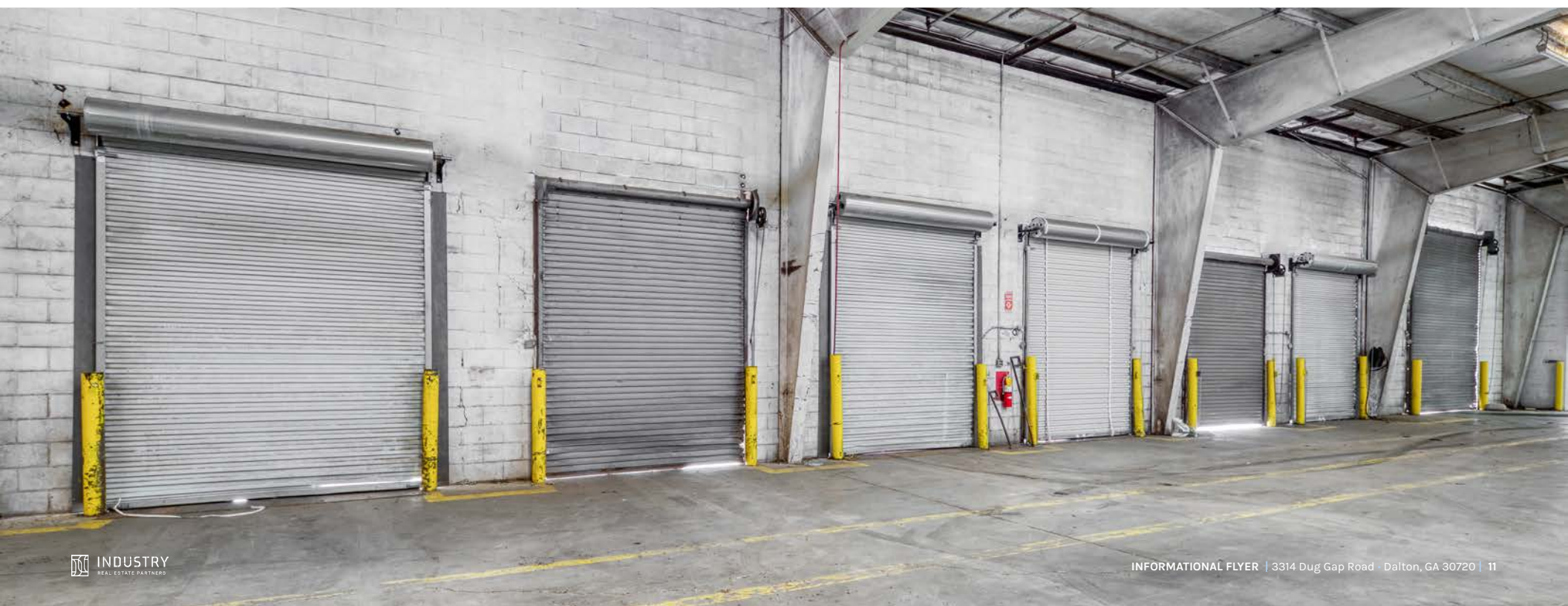


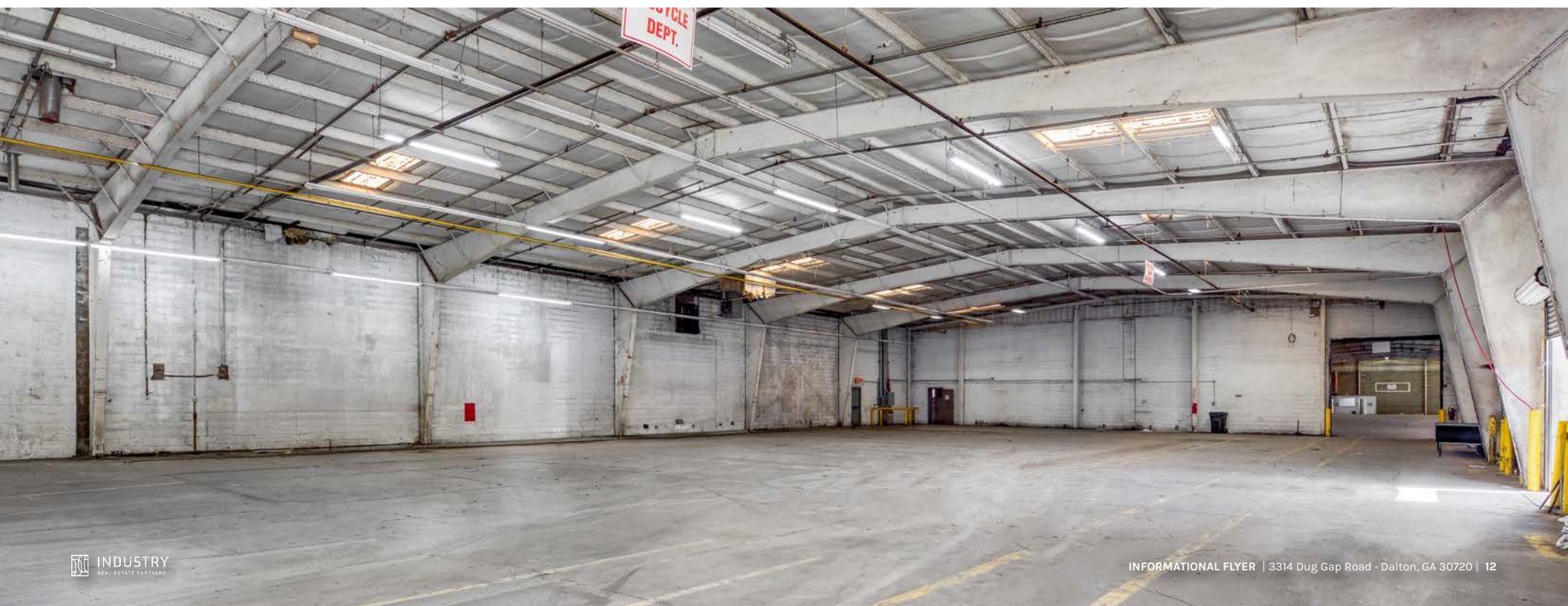












FOR MORE INFORMATION

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