



## 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  
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[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.



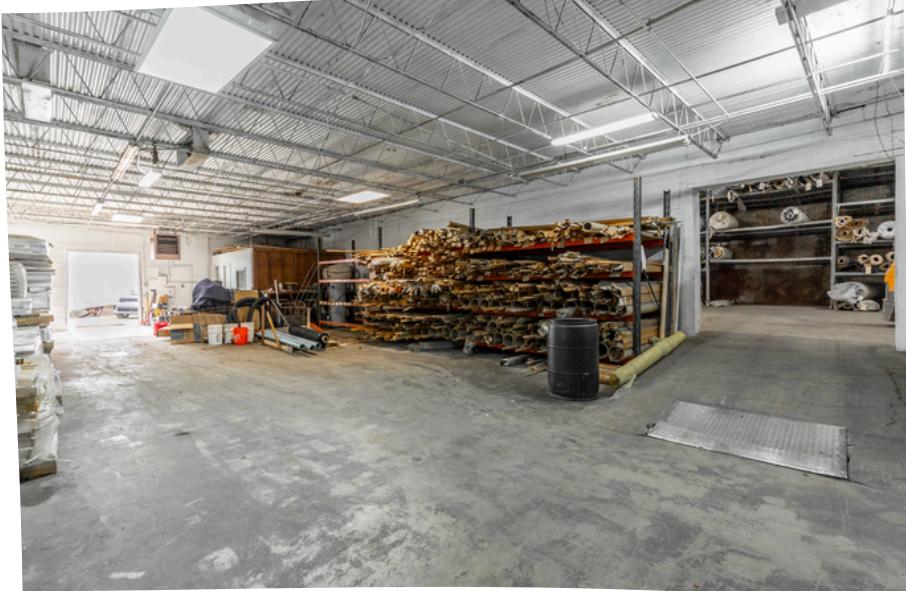
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## Additional Photos



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## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population			
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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# BROKER

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



**Baker Townsend**  
**Associate Advisor**



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[secondstory.properties](http://secondstory.properties)

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