

Five Springs Industrial Park



AVAILABLE Q1 2025

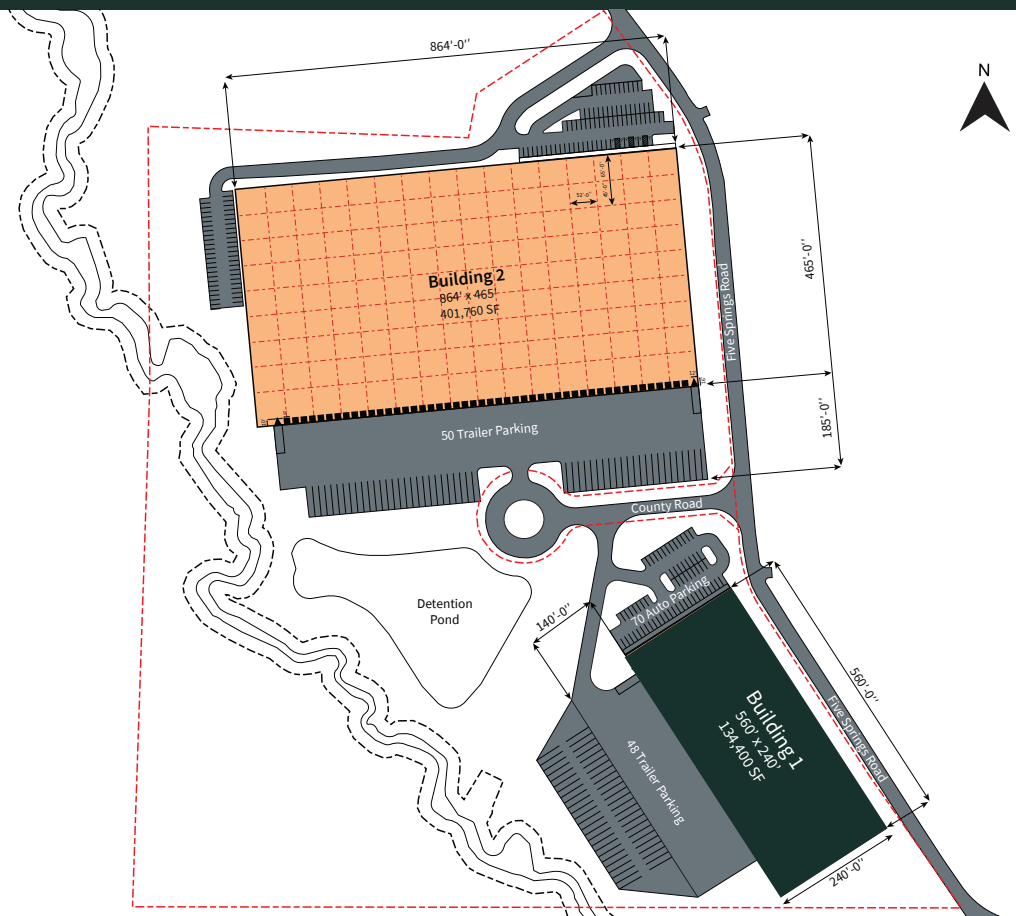
Five Springs Road, Dalton, GA

Proposed

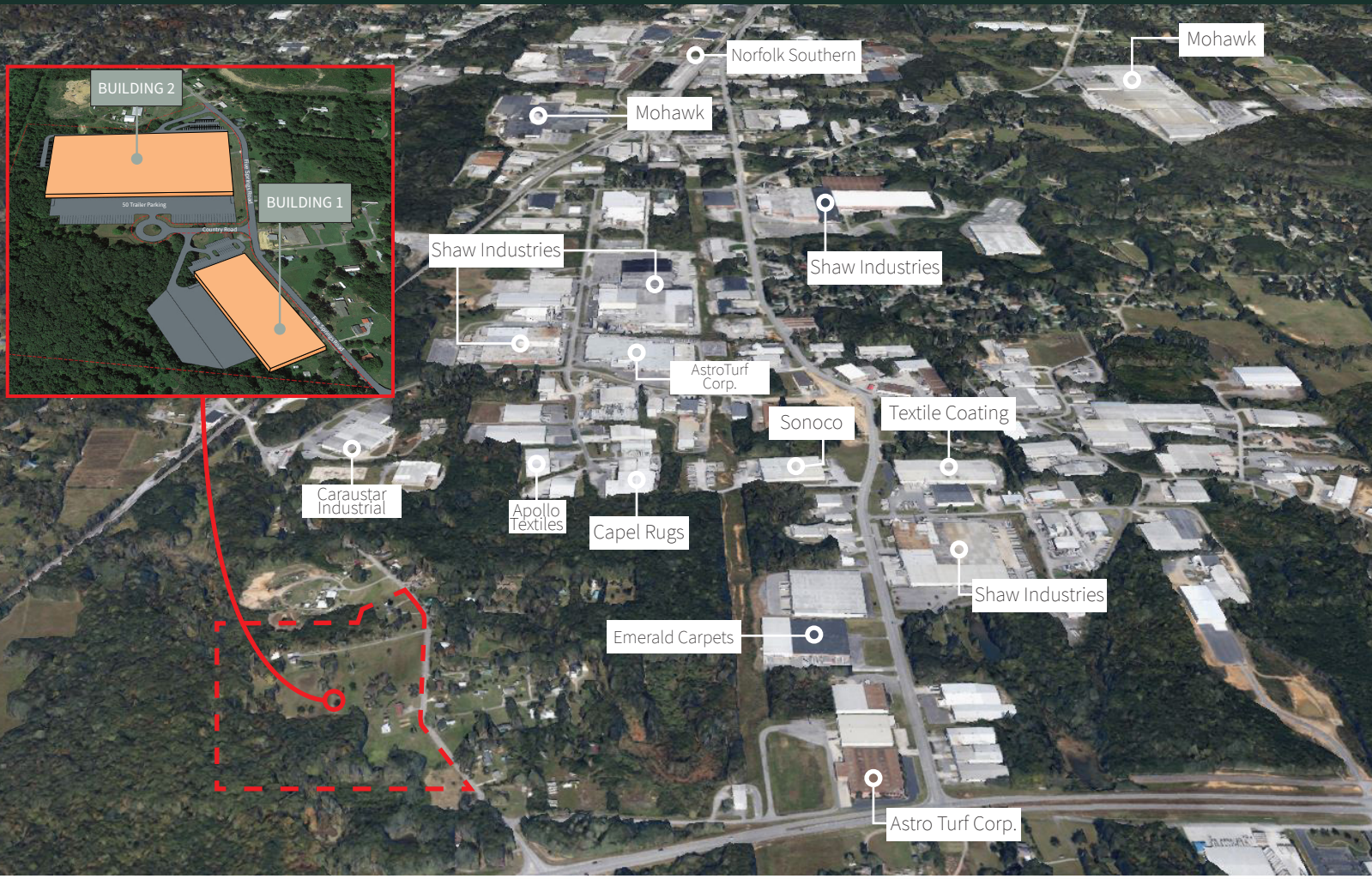
- Building 1: 134,400 SF

Under Construction

- Building 2: 401,760 SF



SURROUNDING AREA MAP

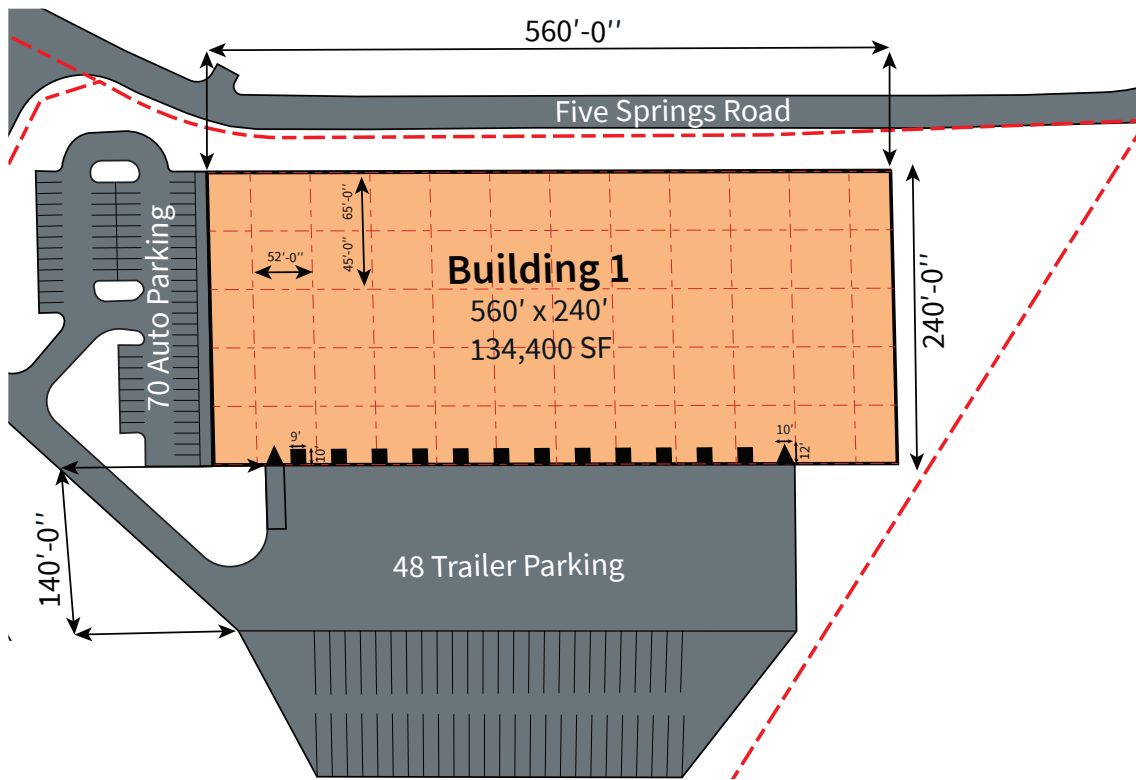


Utilities

- » **Sewer** 16" pressurized
- » **Gas** 4" at 300 PSI
- » **Water** 6" on main
- » **Fiber** Up to 10G
- » **Power** 1200A, 3-Phase



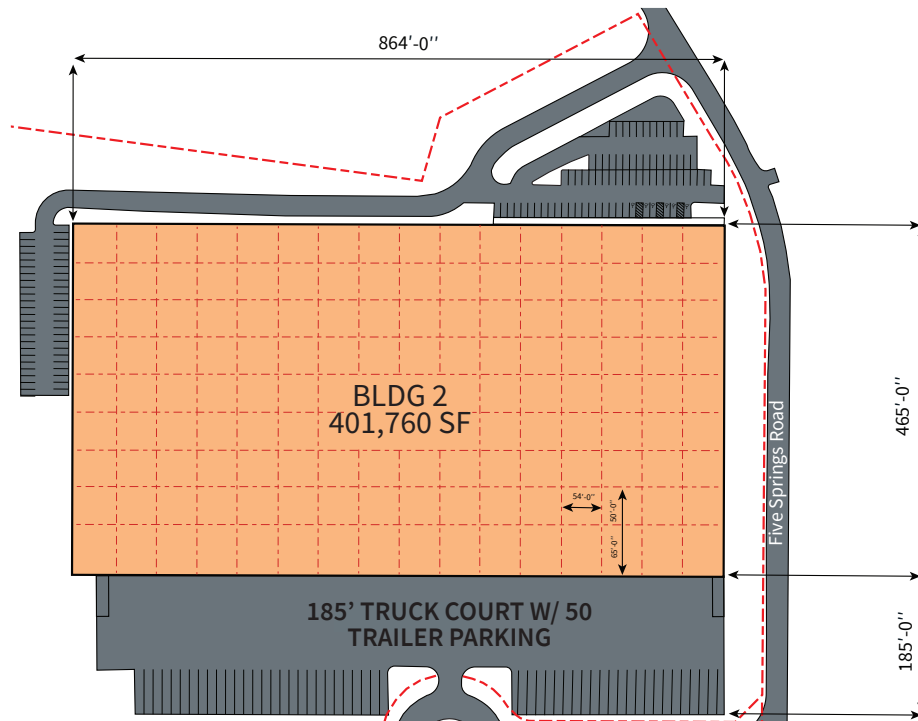
BUILDING 1 SPECIFICATIONS (PROPOSED)



BUILDING INFORMATION:

» Total square footage	134,400
» Building dimensions	560' x 240'
» Column spacing	50' x 52'
» Speed bay depth	60'
» Clear height	32'
» Dock high doors	12
» Drive-in doors	2
» Auto parking	70
» Trailer parking	48
» Dock configuration	Front-load
» Sprinkler system	ESFR
» Truck court	7" 4,000 PSI concrete on soil cement base

BUILDING 2 SPECIFICATIONS (UNDER CONSTRUCTION)



BUILDING INFORMATION:

» Total square footage	401,760 SF
» Building dimensions	864' x 465'
» Column spacing	50' x 52'
» Speed bay depth	60'
» Clear height	32'
» Dock high doors	48 - 9' x 10'
» Drive-in doors	2 - 12' x 16'
» Auto parking	± 100
» Trailer parking	50
» Dock configuration	Rear-load
» Sprinkler system	ESFR
» Truck court	7" 4,000 PSI concrete on soil cement base
» Delivery Date	Q1 2025

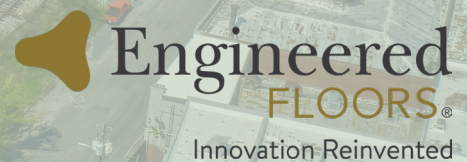
WHY DALTON, GA?

Situated strategically in the automotive and advanced manufacturing belt along Interstate 75, Dalton lies 25 miles south of Chattanooga and 85 miles north of Atlanta. The city caters to businesses of all scales, from local enterprises to Fortune 500 headquarters, providing essential world-class amenities for their success.

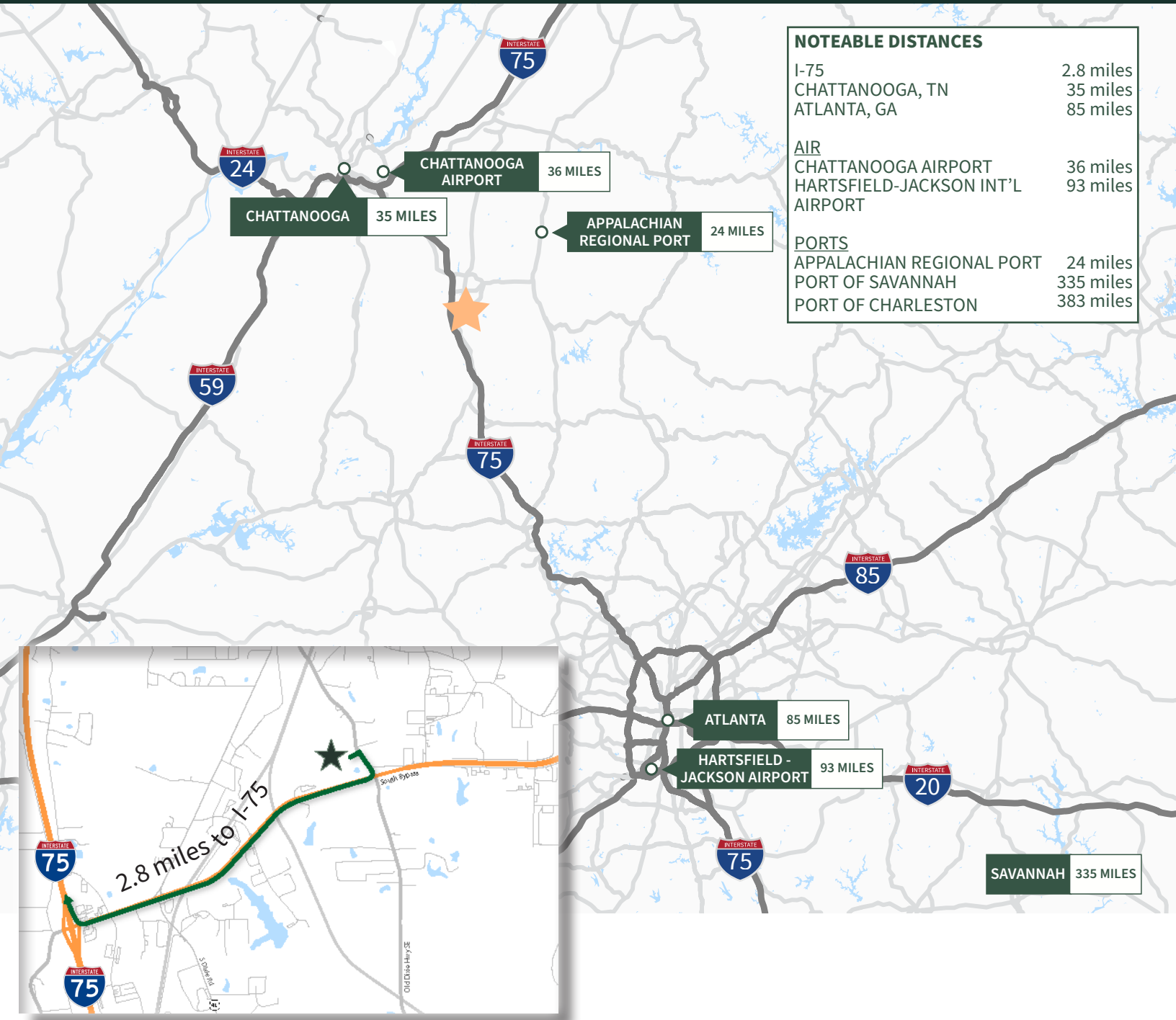
DALTON BY THE NUMBERS

	 DAYTIME POPULATION	 LABOR FORCE	 2024 OCCUPATION: PRODUCTION	 MEDIAN HOUSEHOLD INCOME
5 mile radius	17,020	8,152	1,672	\$59,840
10 mile radius	82,787	38,557	8,701	\$60,521
15 mile radius	170,463	79,948	14,474	\$62,676

TENANTS IN THE MARKET



LOCATION & KEY DISTANCES



For information, contact:

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