

# 414 3rd Ave Warehouse

414 3RD AVE, DALTON, GA 30721

**FOR SALE**

\$2,600,000

Industrial Property



## PROPERTY FEATURES

- 14 docks
- 54,871 SF
- 2.8 miles from I-75
- 11 restrooms,
- 12-14' Clear Height
- 1,000 amps of 3 phase 240 power and 200 amps of single phase power.
- One year old TPO Roof



**Matthew Bonnett**

AGENT

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TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## PROPERTY DESCRIPTION

This streamlined 54,871 SF warehouse with 6 acres is in an easy access location at the center of Dalton. This building benefits from a masonry construction, a New TPO roof that was replaced a year ago, 1,200 amps of power, and 14 docks.

Because of its length, the 14 dock doors and 11 restrooms have been spread out through the building to allow for different staging areas or shift workers to stay in the same area. Three of the dock doors are recessed into the building 21' to allow for more clearance to the road. (See floor plan picture) This also opens the building to great potential as a multi tenant building allowing for each unit to have at least one dock, a restroom, and plenty of parking. The two vacant lots across the street have a gravel parking lot base, but the grass has grown over it through the years.

The building is currently owner occupied and will be vacant at sale.

## PROPERTY HIGHLIGHTS

- 14 docks
- 2.8 miles from I-75



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## OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	6 Acres
Building Size:	54,871 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	364	981	3,006
Total Population	1,153	3,243	9,551
Average HH Income	\$56,386	\$55,516	\$58,297

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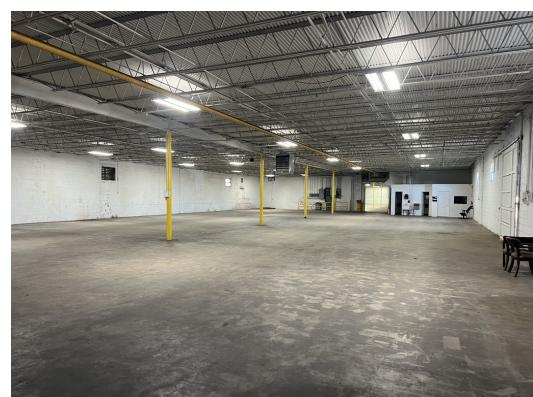
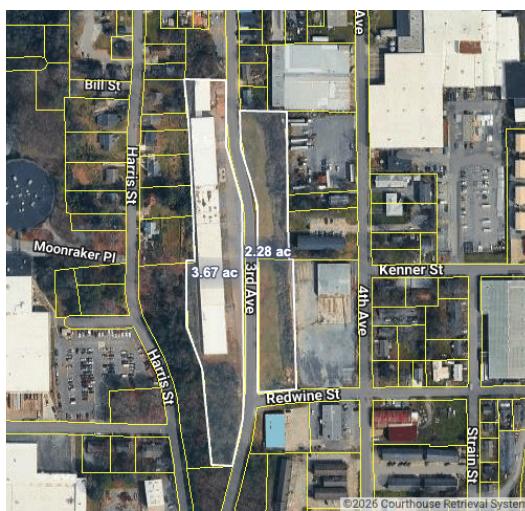
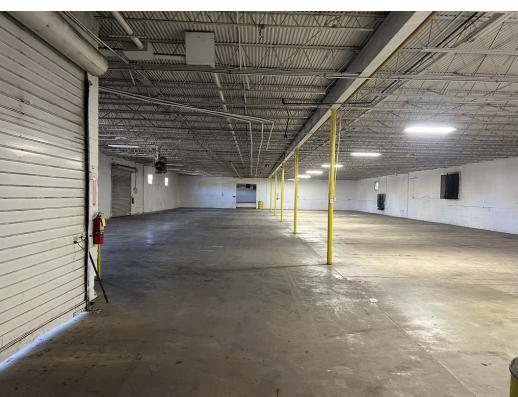
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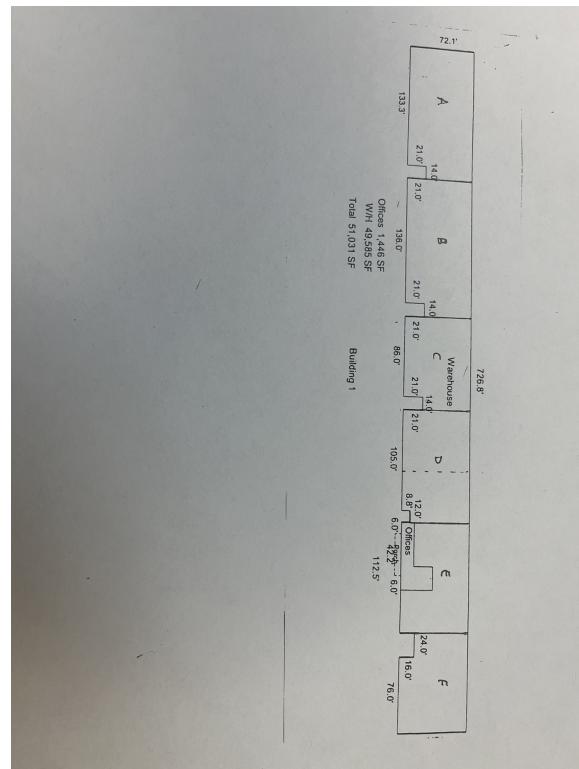
# Industrial Property

## Warehouse

3.840 SF

96.0°

## Building 2



## Matthew Bonnett

## AGENT

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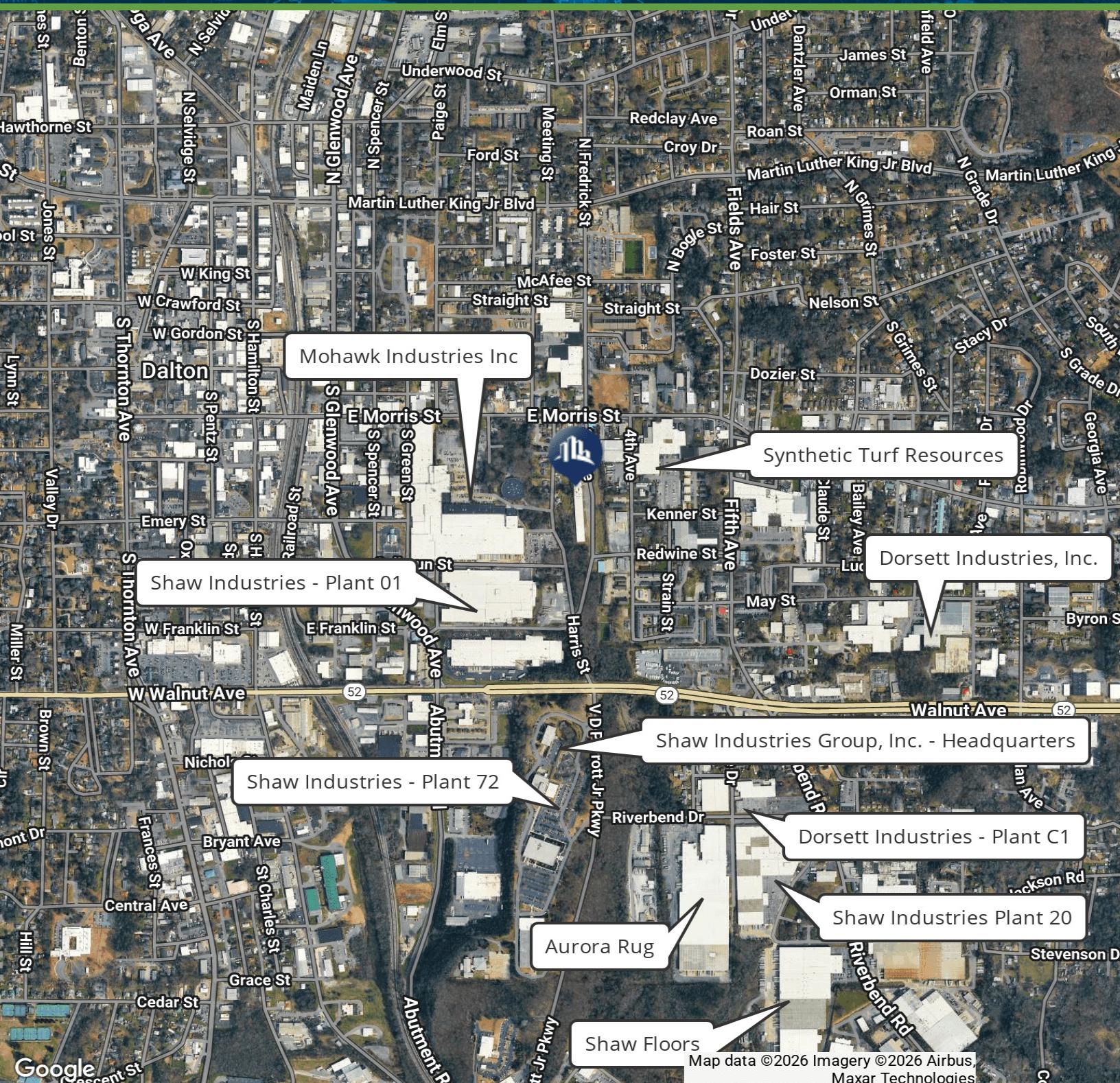
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## MATTHEW BONNETT

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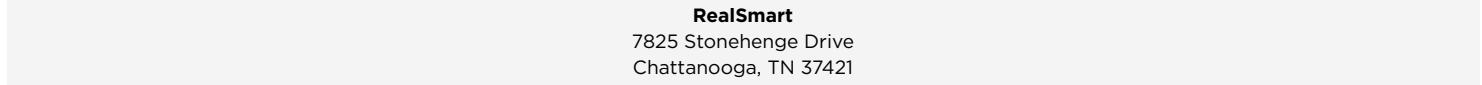
GA #430285 // TN #367774 /

## PROFESSIONAL BACKGROUND

I'm an Industrial Warehouse specialist focused on Chattanooga, TN and the North Georgia submarkets north of Atlanta. I have 51 completed transactions (leasing + sales) with national and local clients; recent notable: 165,000 SF warehouse sale in GA.

I work with shallow-bay multi-tenant and single-tenant properties from 5,000 SF to 300,000 SF, and my services include Buyer and Seller rep, Net Leased Investment Sales, and Tenant or Landlord representation. I actively source on/off-market to keep real options in front of you.

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