

Five Springs Industrial Park



DOSSCHE
HOLDINGS



AVAILABLE Q1 2025

Five Springs Road, Dalton, GA



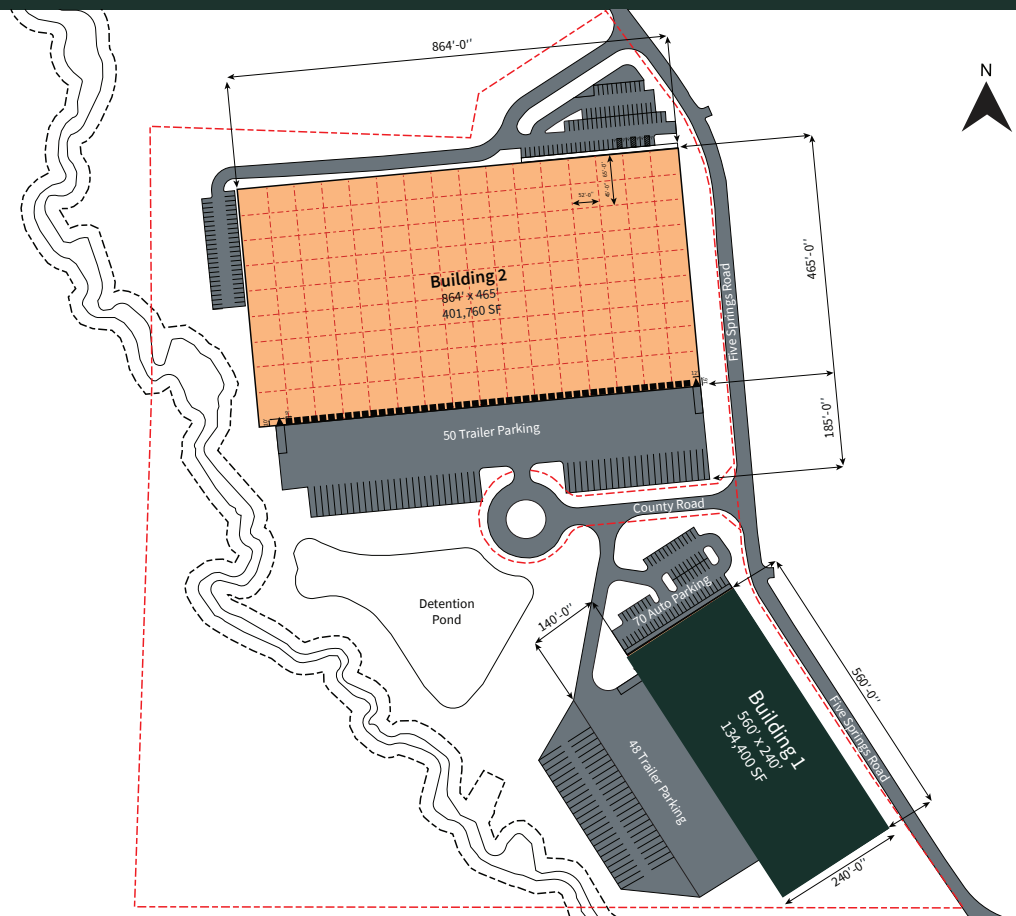
Proposed

- Building 1: 134,400 SF



Under Construction

- Building 2: 401,760 SF



SURROUNDING AREA MAP

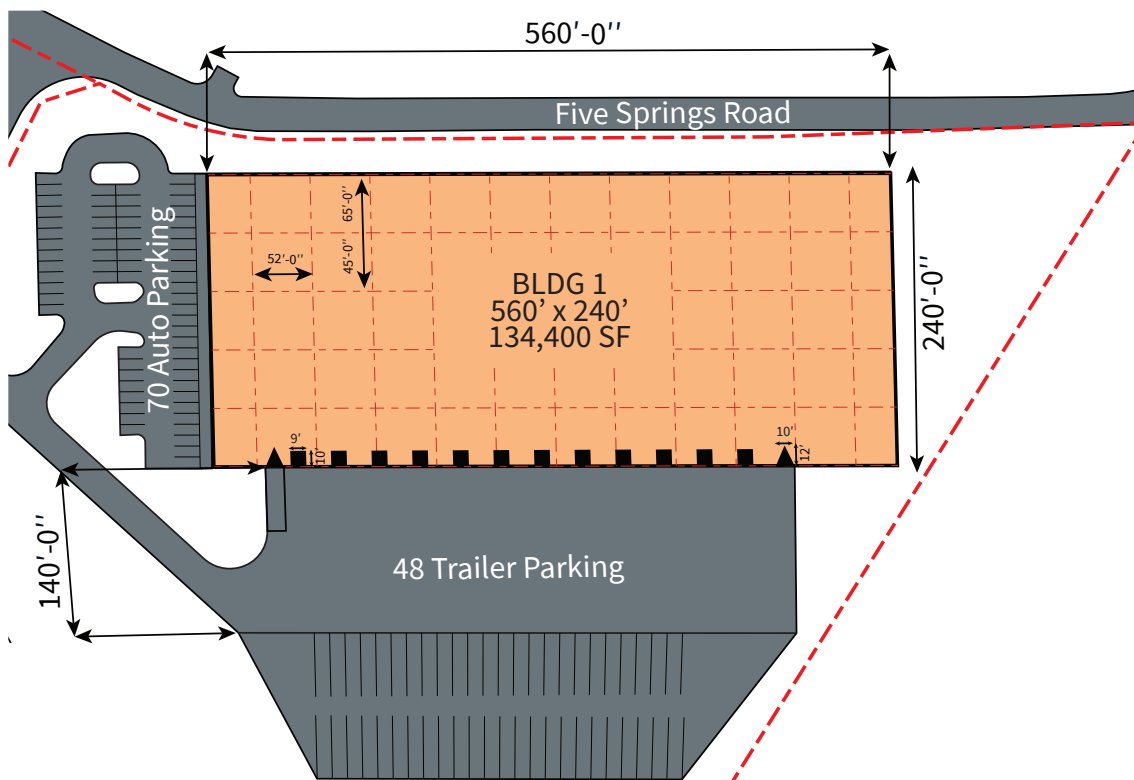


Utilities

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



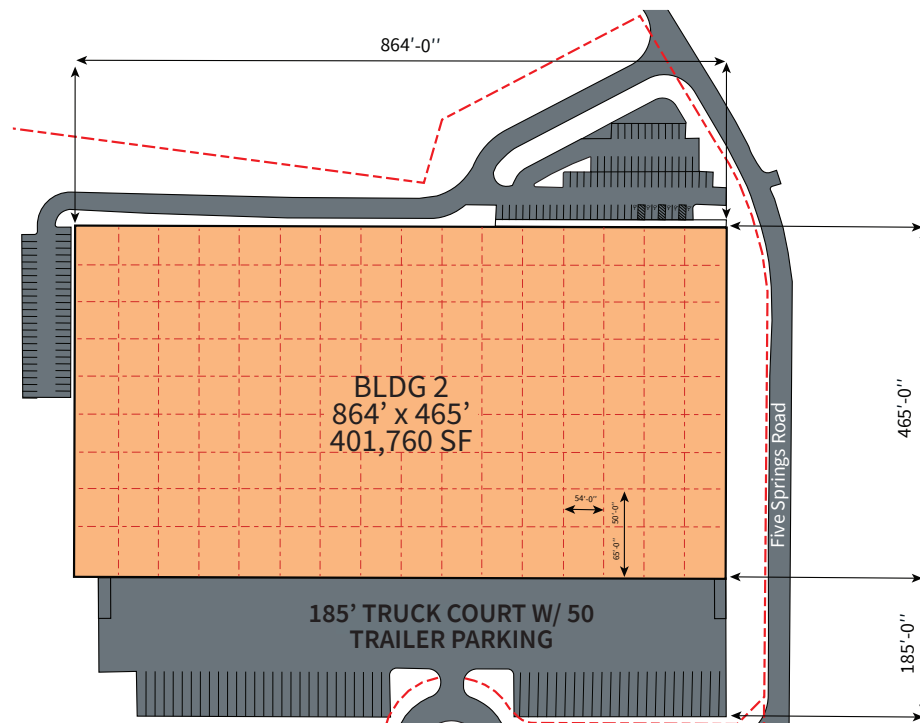
BUILDING 1 SPECIFICATIONS (PROPOSED)



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

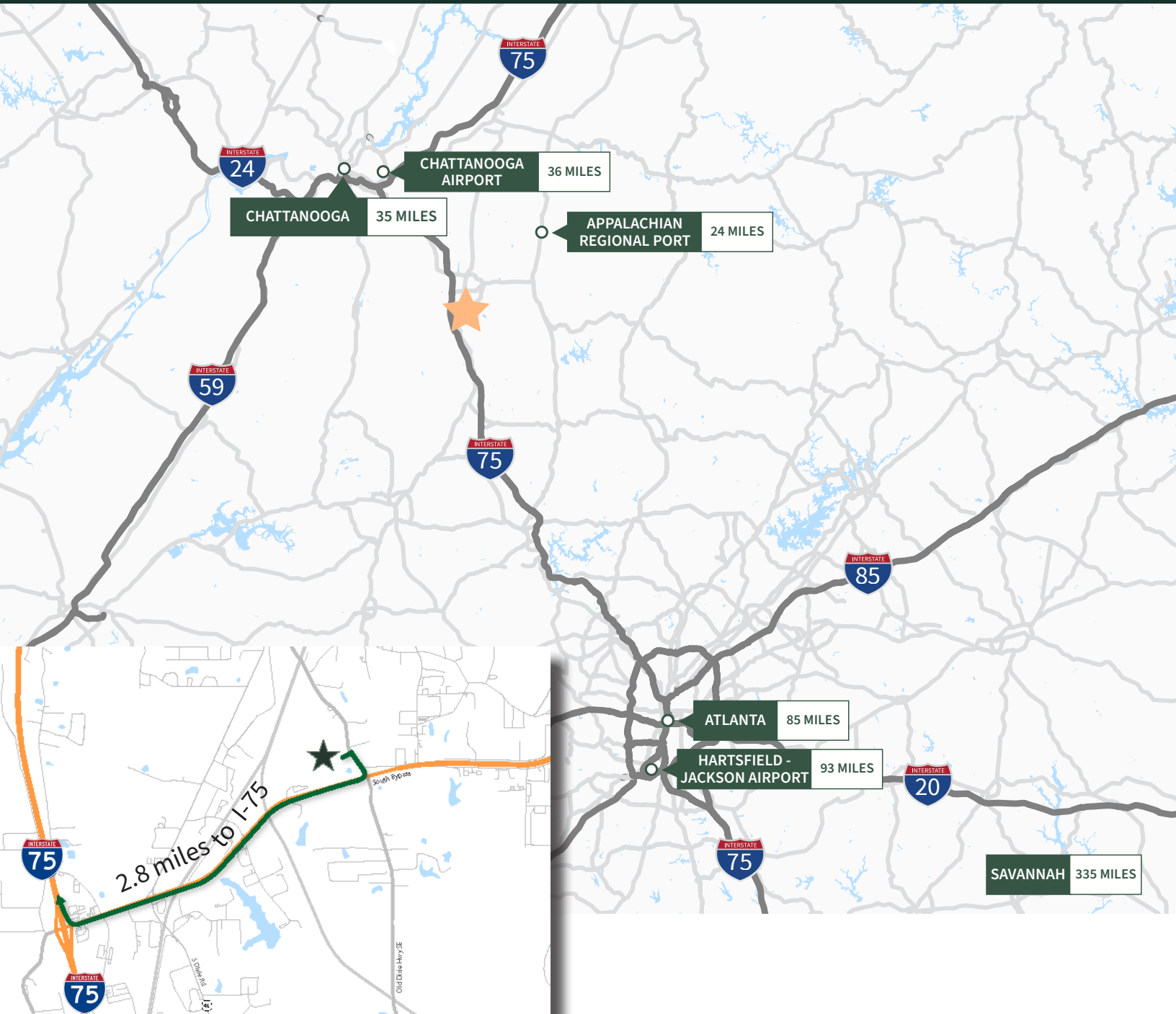
BUILDING 2 SPECIFICATIONS (UNDER CONSTRUCTION)



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

LOCATION & KEY DISTANCES



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