

PREMIER INDUSTRIAL SITE
BTS OPPORTUNITY

Carbondale Road, Dalton, GA

±600,000 SF Available

Proposed Full Building Opportunity



DH

DOSSCHE
HOLDINGS

Utilities



SEWER

8" pressurized
(brand new)



GAS

6" at 300 PSI



WATER

12" on main



POWER

1200A, 3-Phase



FIBER

Up to 10G





Carbondale Road SW

30' Drive

99 Spaces

30' Drive

855'

185'

Proposed Building
600,000 SF

1000'

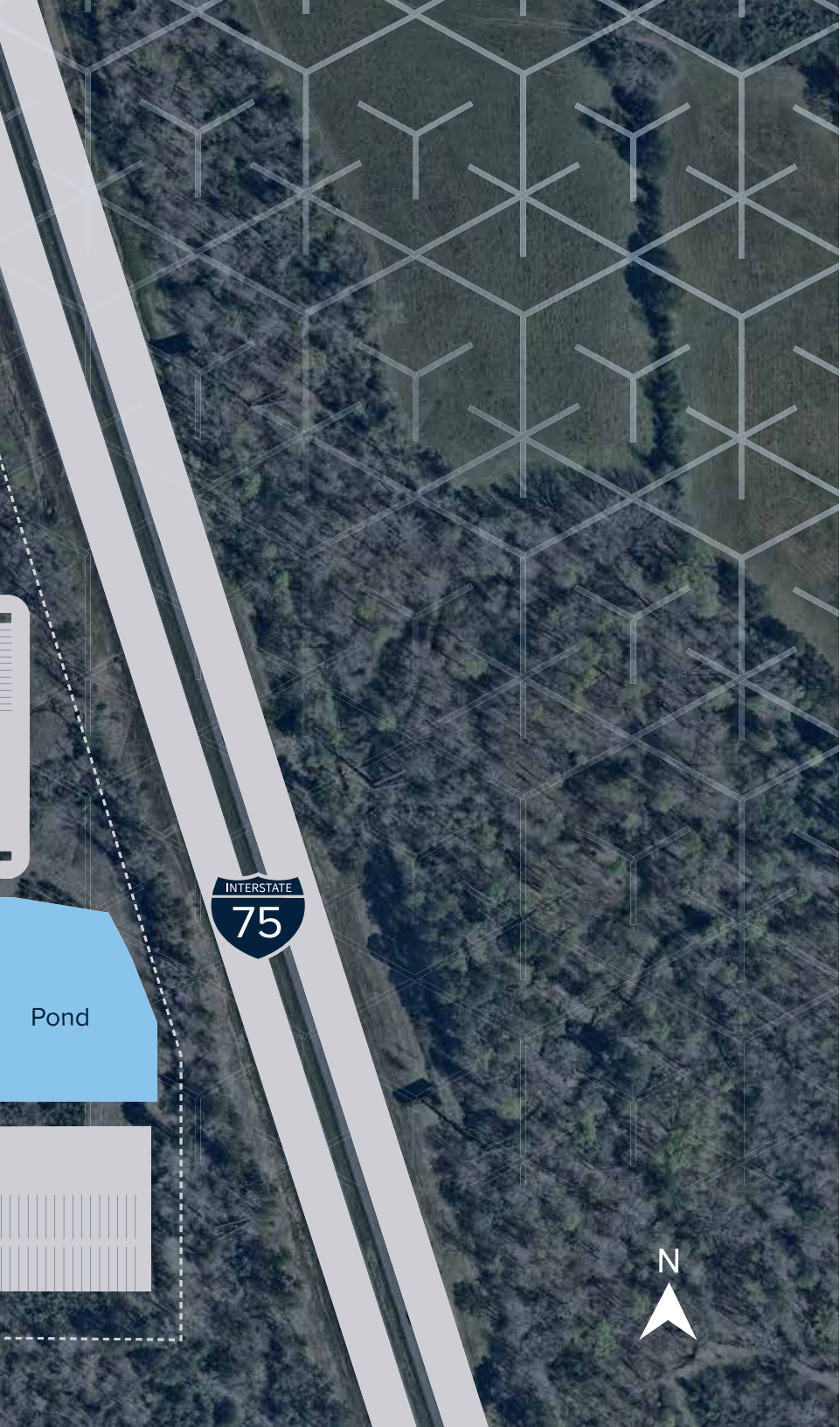
280'

Building 1

Specifications (Proposed)

BUILDING SPECIFICATIONS

Total square footage	600,000 SF
Building dimensions	600' x 1,000'
Column spacing	50' x 54'
Speed bay depth	60'
Clear height	40'
Dock high doors	BTS
Drive-in doors	BTS
Auto parking	±281
Trailer parking	±300
Truck court	7" 4,000 PSI
Sprinkler system	ESFR
Dock configuration	Cross-dock
Significant interstate access	



Surrounding Area Map



Mohawk Industries

Novalis International

Five Springs Industrial Park

Samsung SDS

Hanwah Q Cells

Southeaster Freight Lines

Carbondale Road SW

Carpets of Dalton

Shaw Industries

Engineered Floors

Why Dalton, GA?

Situated strategically in the automotive and advanced manufacturing belt along Interstate 75, Dalton lies 35 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



NOTEABLE DISTANCES

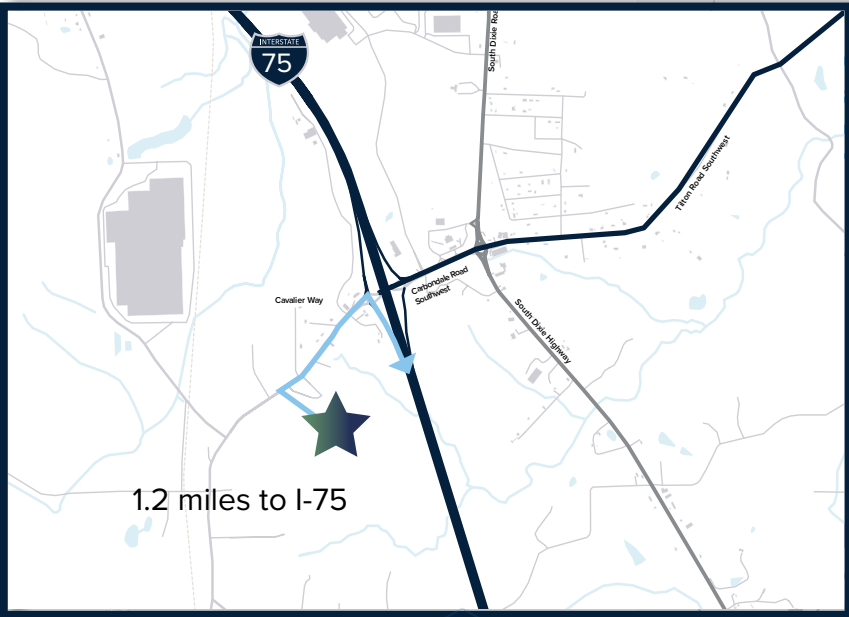
I-75	1.2 miles
CHATTANOOGA, TN	40 miles
ATLANTA, GA	80 miles

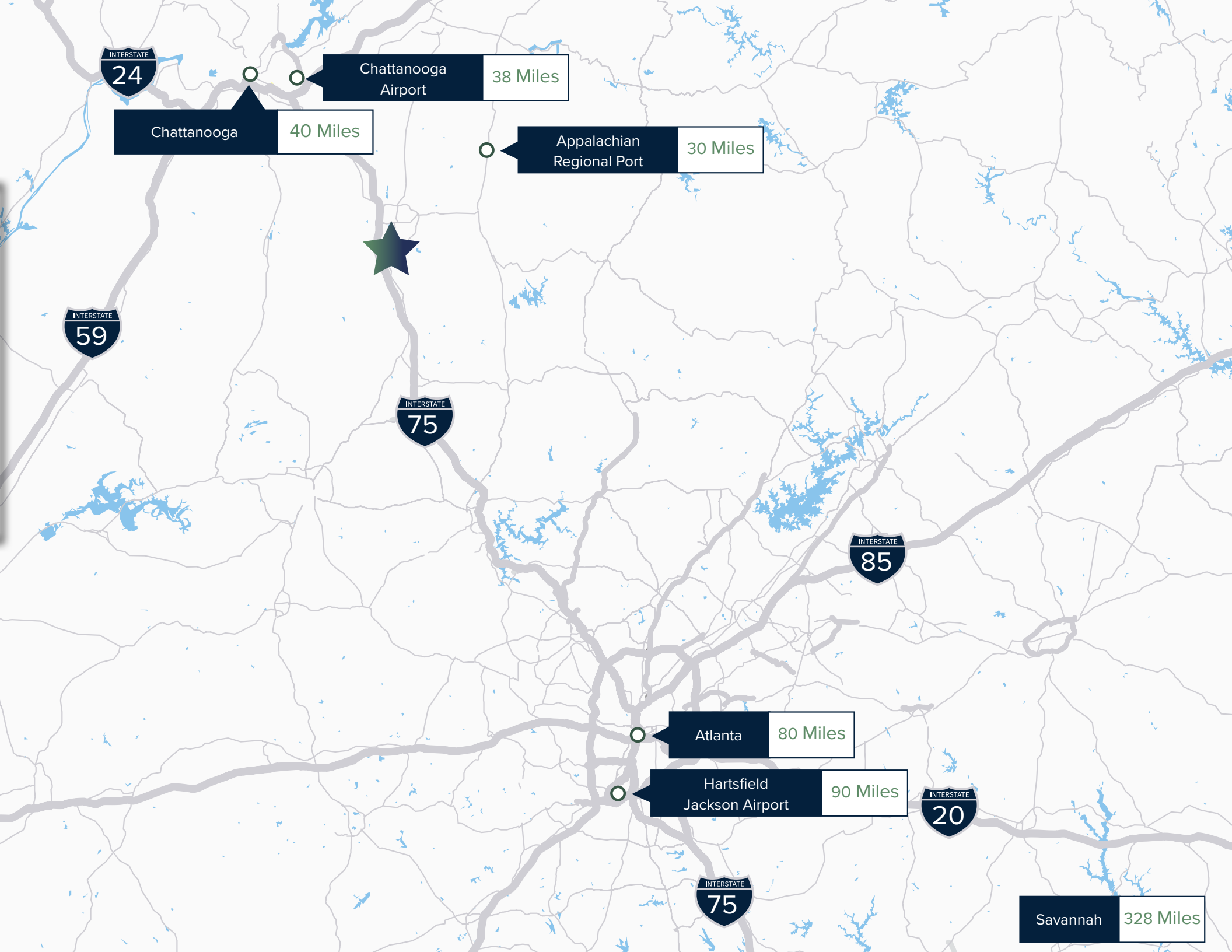
AIR

CHATTANOOGA AIRPORT	38 miles
HARTSFIELD-JACKSON INT'L AIRPORT	90 miles

PORTS

APPALACHIAN REGIONAL PORT	30 miles
PORT OF SAVANNAH	328 miles
PORT OF CHARLESTON	386 miles





INTERSTATE
24

Chattanooga
Airport

38 Miles

Chattanooga

40 Miles

Appalachian
Regional Port

30 Miles

INTERSTATE
59

INTERSTATE
75

INTERSTATE
85

Atlanta

80 Miles

Hartsfield
Jackson Airport

90 Miles

INTERSTATE
20

INTERSTATE
75

Savannah

328 Miles

Contacts

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