



INDUSTRIAL PROPERTY RIGHT OFF I-75 | FOR LEASE

360 Carbondale Rd SW | Dalton, GA 30721

Available: 18,500 SF



SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

Cell: (423) 598-6968

baker.townsend@svn.com



PROPERTY OVERVIEW

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Availability

Lease Rate:	\$3.99/SF/YR
Available Space:	18,500 SF
Term:	Negotiable
Lot Size:	Approximately 0.72 Acres

Highlights

- Brand-new roof recently installed
- .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

Why This Property?

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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MARKET OVERVIEW

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Dalton, GA

- Dalton, Georgia, known as the **"Carpet Capital of the World,"** is an industrially driven city with a significant focus on textile manufacturing.
- **Primary Industry:** Dalton's economy is heavily driven by the carpet and flooring manufacturing industry. Major companies like Shaw Industries, Mohawk Industries, and Engineered Floors are headquartered in Dalton, making it a global leader in carpet production. This creates a strong demand for manufacturing and logistics-related jobs.
- Dalton, Georgia, enjoys a strategic location that significantly enhances its economic appeal, particularly for **manufacturing, logistics, and distribution** industries.
- **Proximity to Major Cities:** Dalton is located about 90 miles north of Atlanta, one of the largest metropolitan areas in the southeastern U.S. This proximity gives Dalton access to a significant urban workforce, major transportation hubs, and a broad market for its manufactured goods. Dalton is only about 30 miles south of Chattanooga, Tennessee, which provides access to another thriving industrial and logistics hub. Chattanooga's inland port and distribution network support Dalton's manufacturing base.
- **Interstate Access:** Dalton is situated along **Interstate 75**, one of the major north-south highways in the United States. This highway connects Dalton to Atlanta in the south and Chattanooga to the north, facilitating efficient transport of goods to regional, national, and international markets.



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PROPERTY PHOTO

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Brand-new roof recently installed



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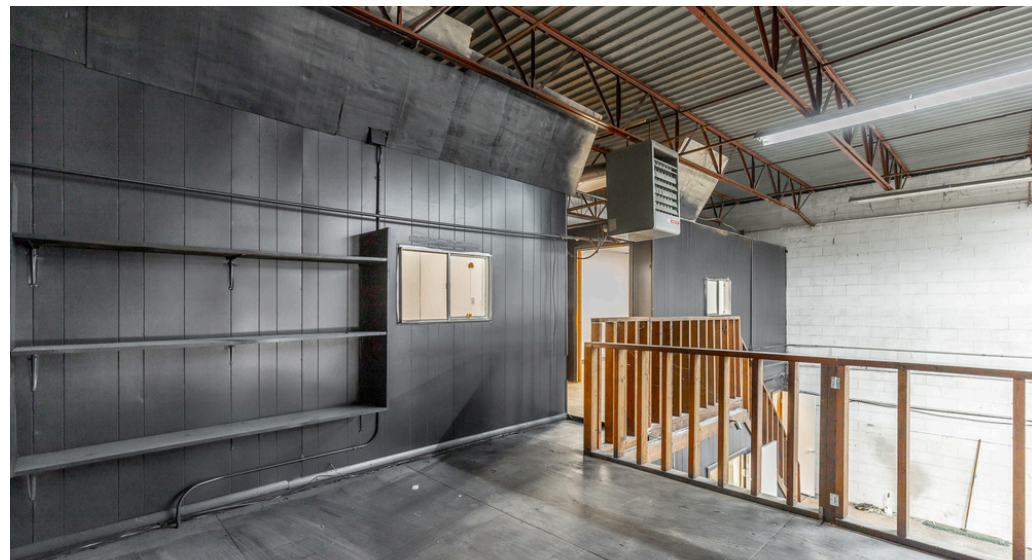
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INTERIOR PHOTOS

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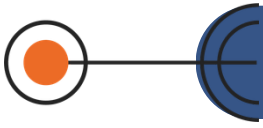
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BROKER

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
Senior Advisor



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