

FOR SALE



406 4th Ave | Dalton, GA 30721

\$2,200,000 | Owner User or Investment Opportunity

SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

Cell: (423) 598-6968

baker.townsend@svn.com



EXECUTIVE SUMMARY

Offering Price:	\$2,200,000
Year Built:	1988
Building Size:	47,400 sf
Lot Size:	2 acres
Zoning:	M-2 (Heavy Industrial)
Tax ID:	12-239-11-001, 12-239-11-005, 12-239-11-004
Construction:	Concrete Block



SVN | SECOND STORY REAL ESTATE MANAGEMENT

PROPERTY SUMMARY

This **±47,400 SF** industrial facility offers a rare combination of heavy-duty infrastructure and significant recent capital investment, making it an ideal choice for an Owner-User seeking a regional headquarters or an Investor looking for a high-yield, value-add asset. Located in the heart of Dalton's industrial corridor, the property is zoned **M-2** (Heavy Industrial), providing the highest level of flexibility for manufacturing, distribution, and intensive industrial use.

The building features a versatile layout split between **23,000 SF** of conditioned warehouse space—perfect for climate-sensitive production or inventory—and **24,400 SF** of unconditioned warehouse for bulk storage and distribution.

406 4th Ave | Dalton, GA 30721



HIGHLIGHTS

- Climate controlled warehouse space
- Wet sprinkler system
- 3-Phase Power (120/208 Volts) 400 amps
- 3 Loading docks
- 1 Drive in door
- New gravel parking lot added in rear of building
- Clear Heights: 17-25 feet
- 4 large private offices
- Zoning: M-2
- LED Lighting throughout
- .5 acre iOS outdoor space from dock doors
- Cement ramps down to 20,000 sq ft. 20 ft ceiling height center
- 23,000 SF air conditioned space
- Owners willing to fence in outdoor space

406 4th Ave | Dalton, GA 30721

MARKET OVERVIEW


SVN | SECOND STORY REAL ESTATE MANAGEMENT




Dalton, Georgia, continues to transcend its historical identity as the "Carpet Capital of the World," evolving into a diversified industrial powerhouse. Entering 2026, the market is characterized by a "flight to quality," where upgraded facilities with high power and modern slabs are significantly outperforming older inventory. The Dalton industrial sector remains remarkably resilient compared to larger metros, benefiting from its strategic position along the I-75 corridor between Atlanta and Chattanooga.

406 4th Ave | Dalton, GA 30721





New 0.5-acre gravel IOS and truck parking area located directly adjacent to the property's three loading docks, providing convenient access for trailer parking, outdoor storage, and truck maneuverability

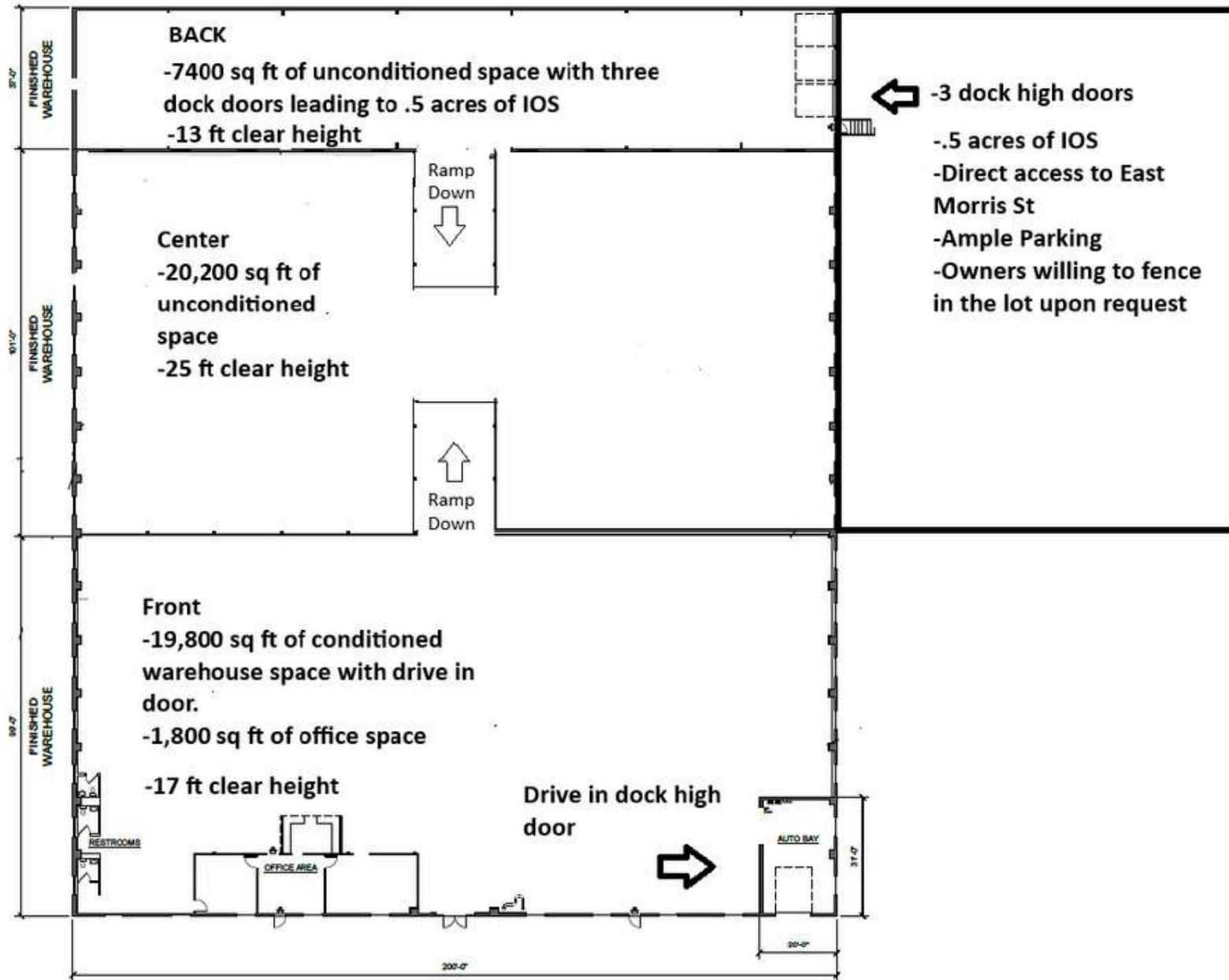


Cement ramps down to 20,000 sq ft. 20 ft ceiling height center

NOTABLE FINISHED CAPITAL IMPROVEMENTS

- Roof work
- Exterior siding and paint
- Gutters and drainage
- Finished in 2026
- Removed the existing wood subfloor and installed new concrete ramps in the center of the warehouse.
- New gravel parking lot/laydown yard on the backside of the building next to the loading docks.

FLOOR PLAN



PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



406 4th Ave | Dalton, GA 30721



PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

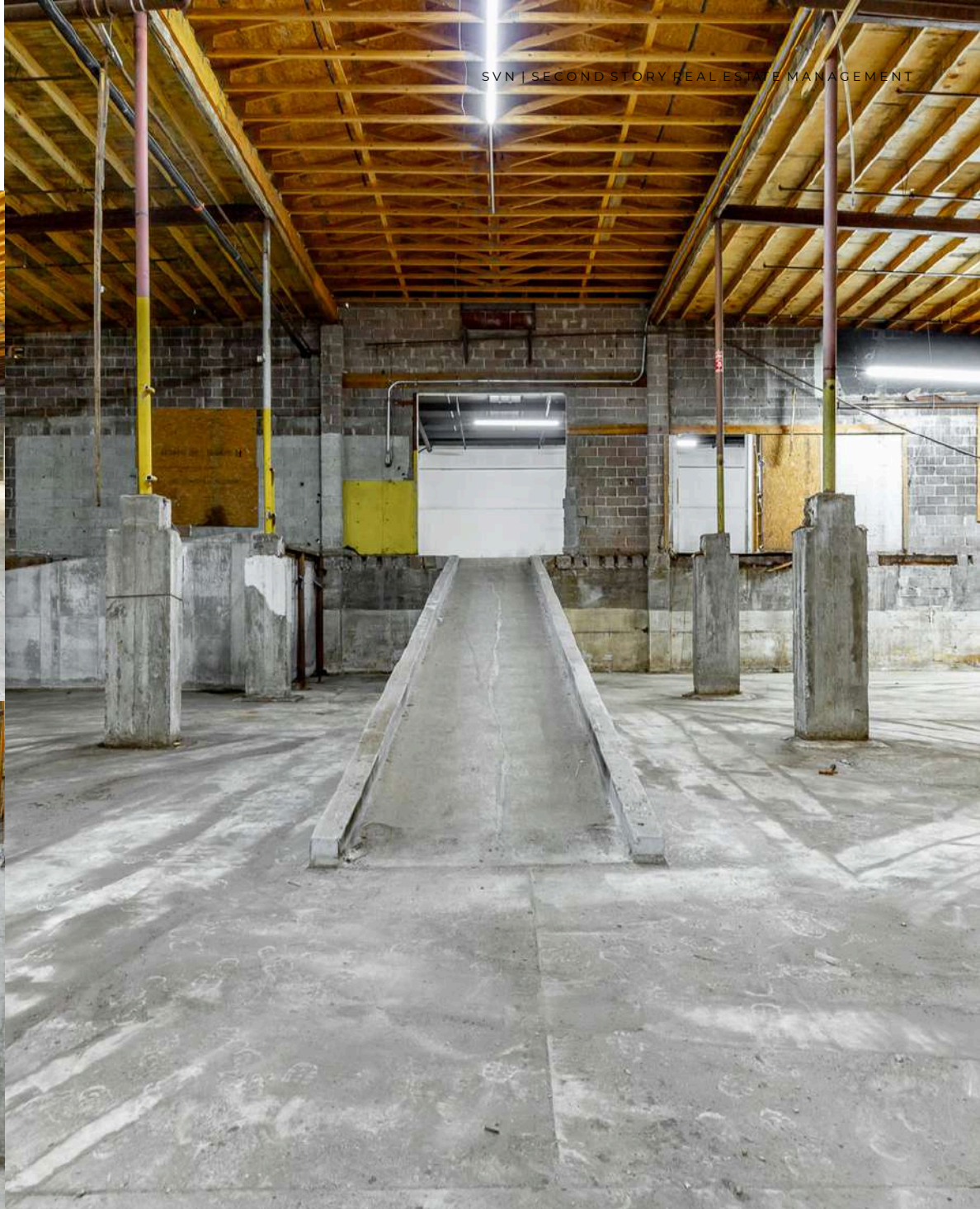
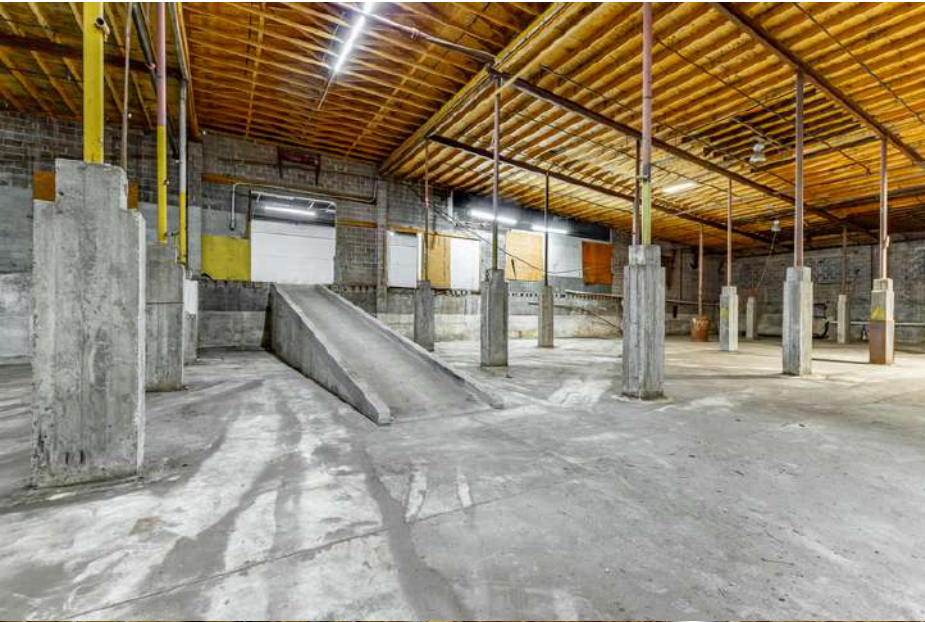


406 4th Ave | Dalton, GA 30721



INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

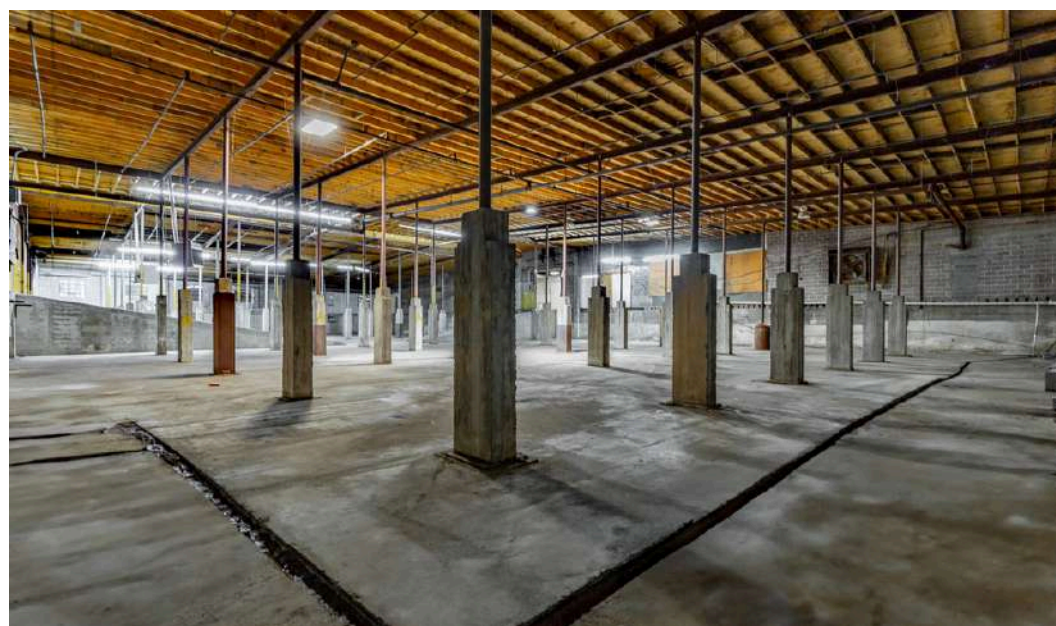
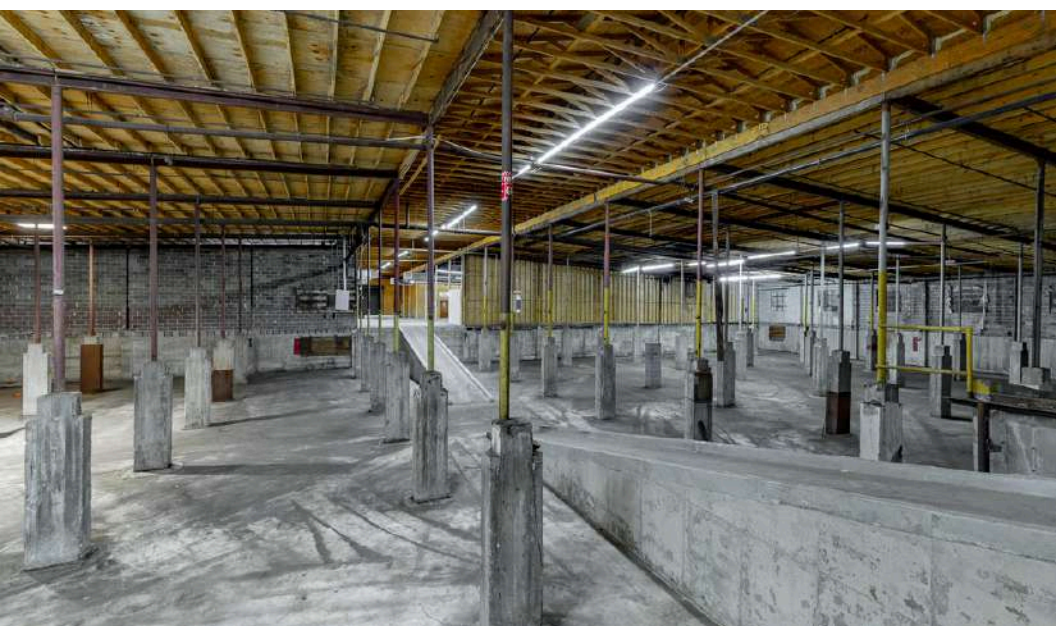
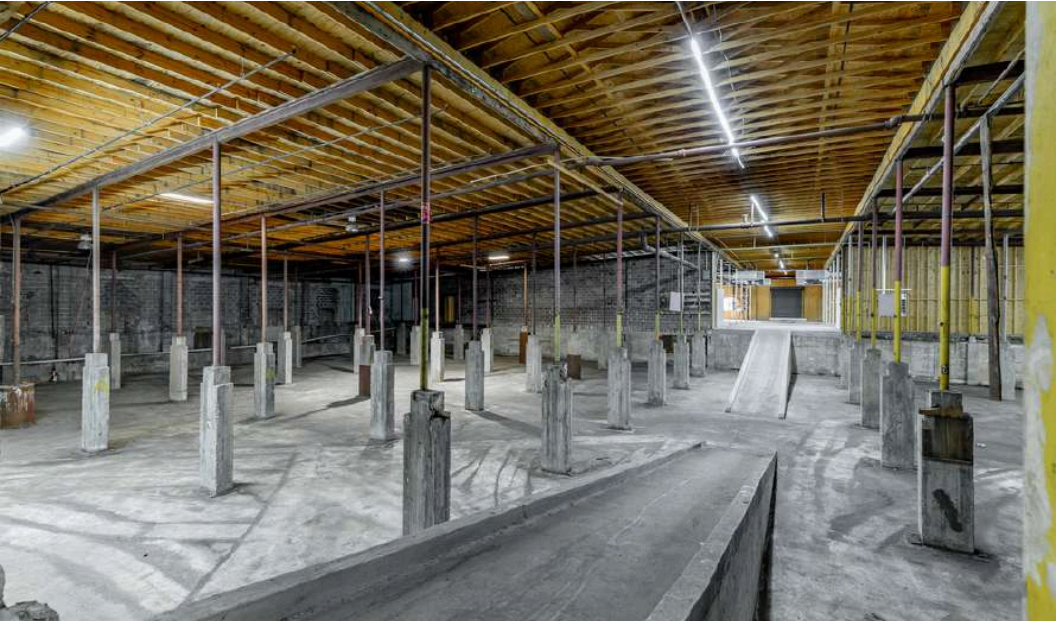


406 4th Ave | Dalton, GA 30721



INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

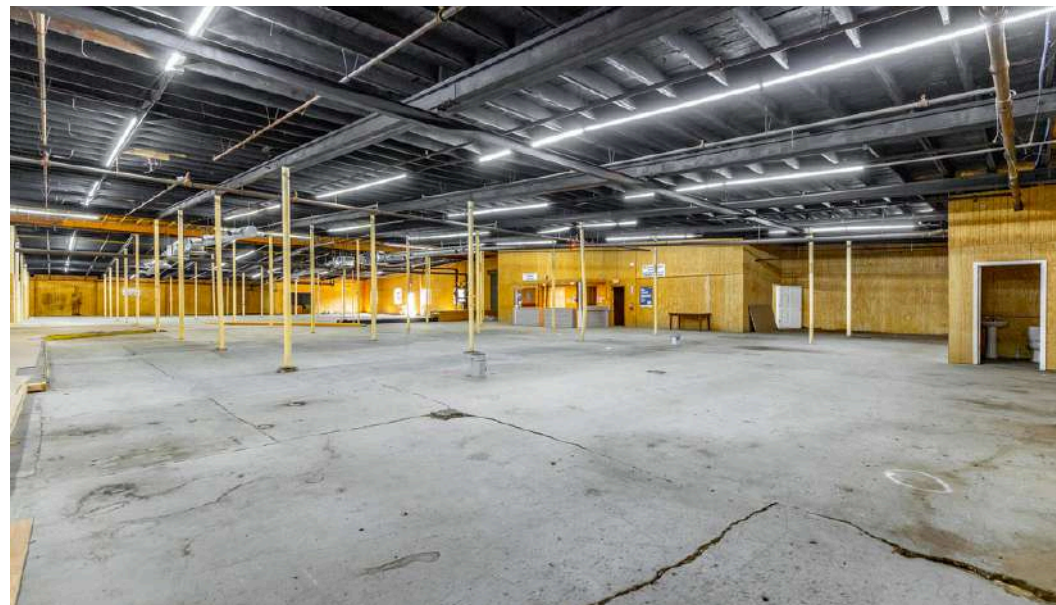
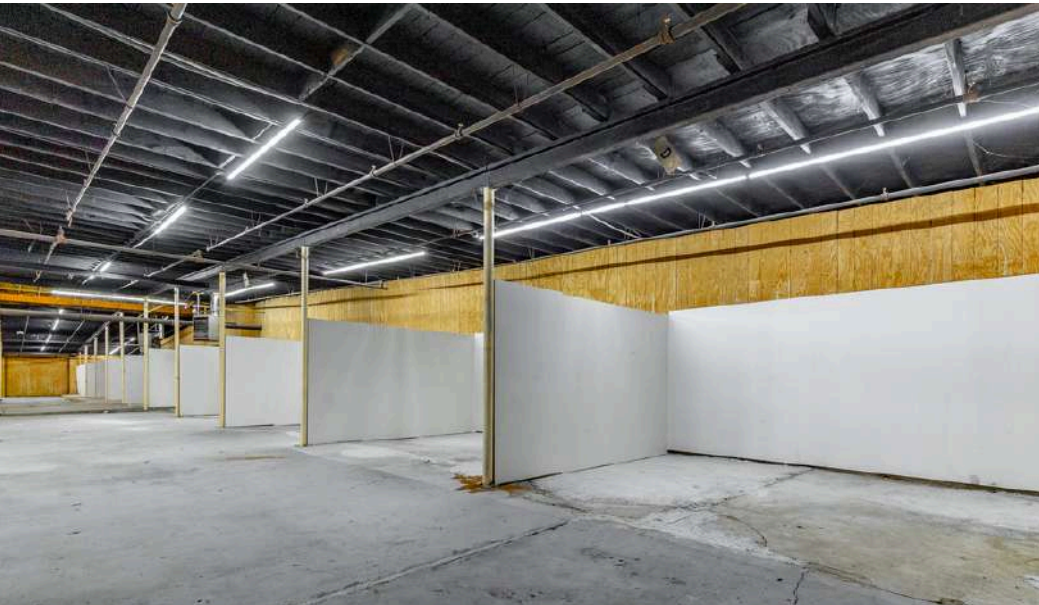
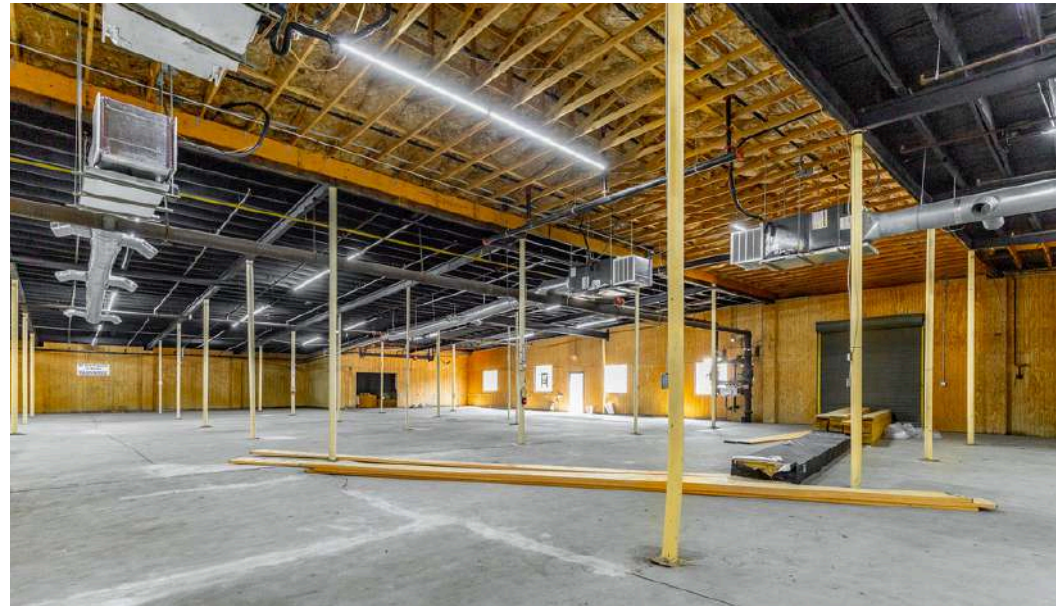


406 4th Ave | Dalton, GA 30721



INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

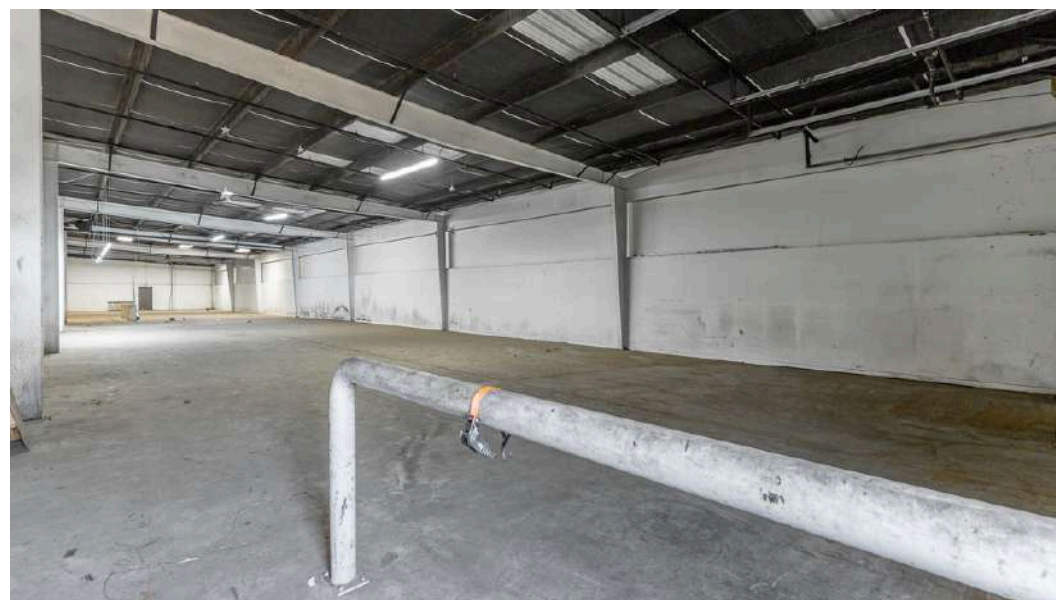
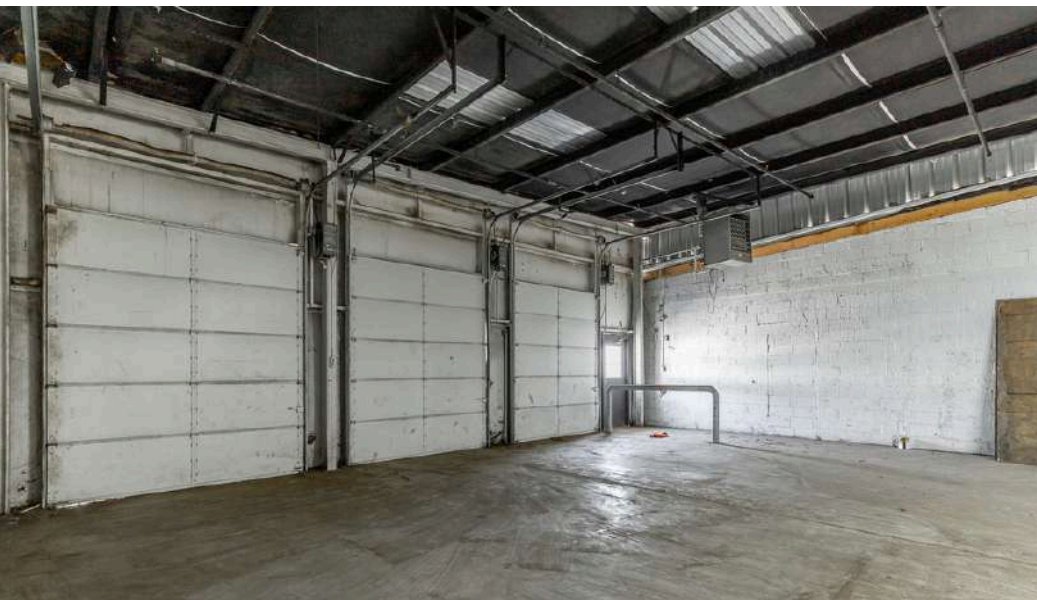
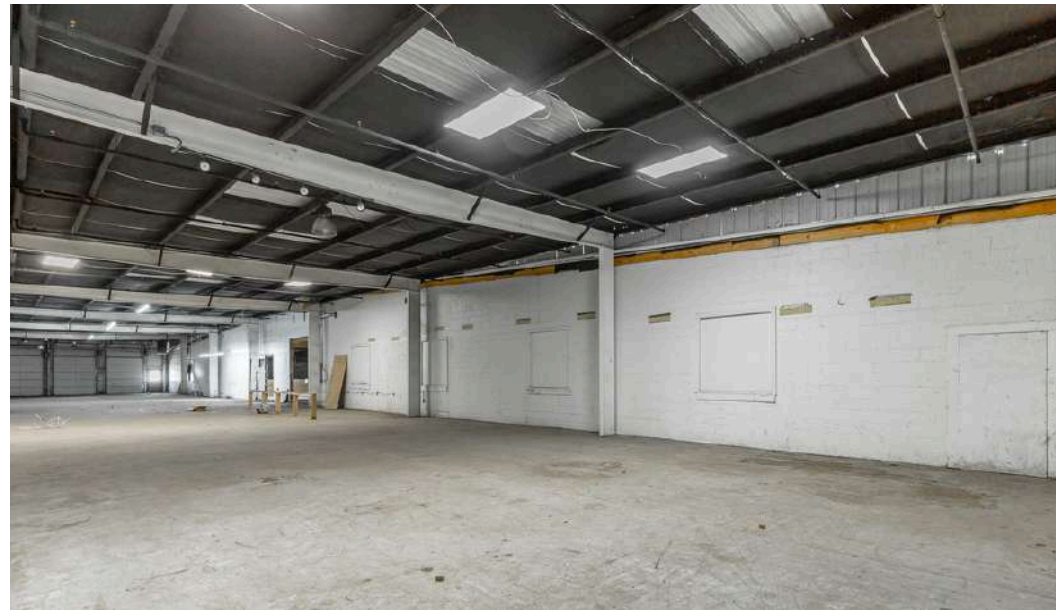
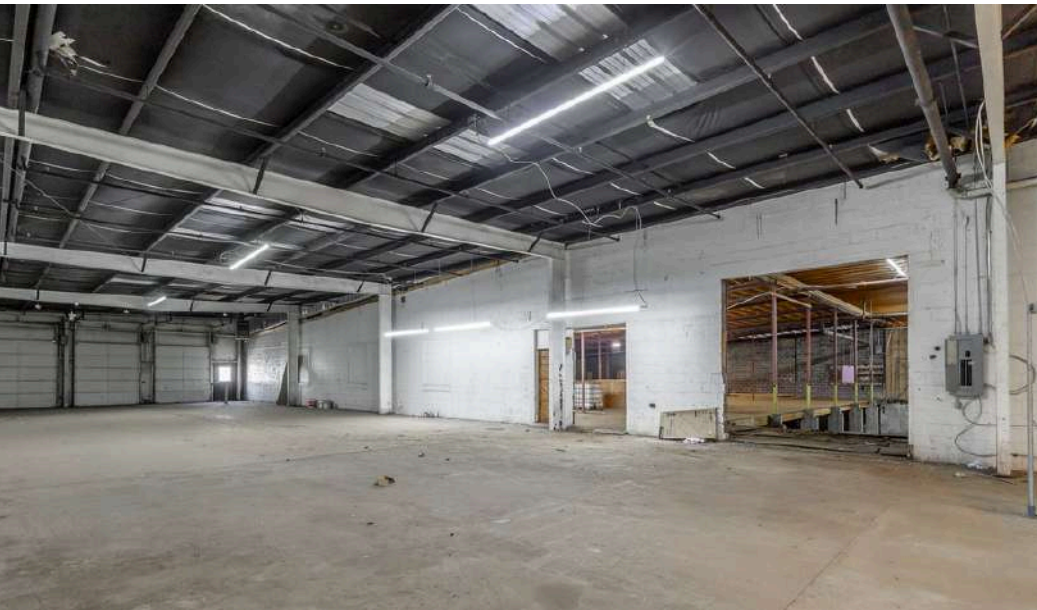


406 4th Ave | Dalton, GA 30721



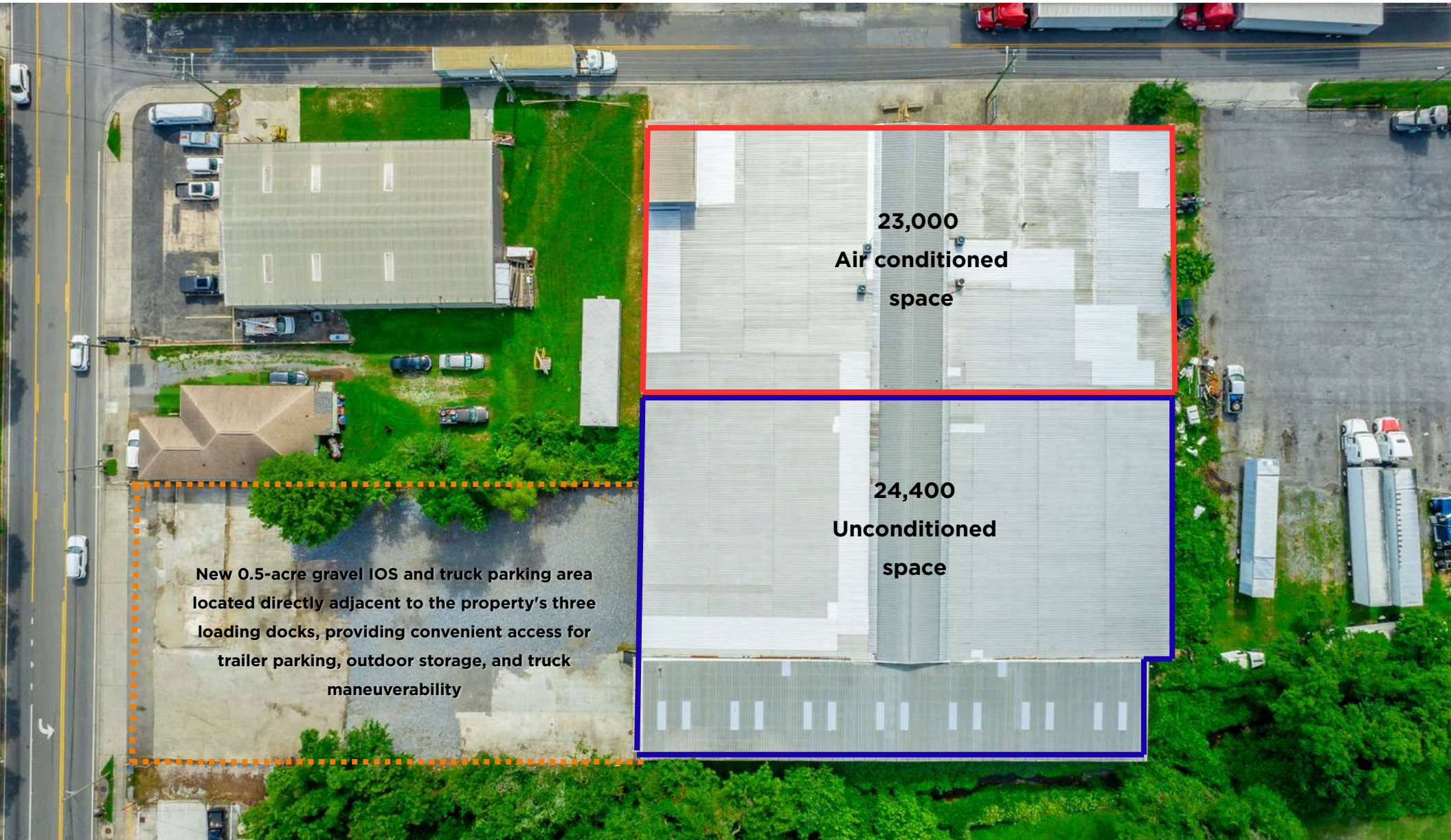
INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



406 4th Ave | Dalton, GA 30721





23,000
Air conditioned
space

24,400
Unconditioned
space

New 0.5-acre gravel IOS and truck parking area located directly adjacent to the property's three loading docks, providing convenient access for trailer parking, outdoor storage, and truck maneuverability

SITE MAP



406 4th Ave | Dalton, GA 30721



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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



(423) 598-6968



baker.townsend@svn.com



[secondstory.properties](https://www.secondstory.properties)



BAKER TOWNSEND

(423) 598-6968

BAKER.TOWNSEND@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402

WWW.SECONDSTORY.PROPERTIES

423-682-8241