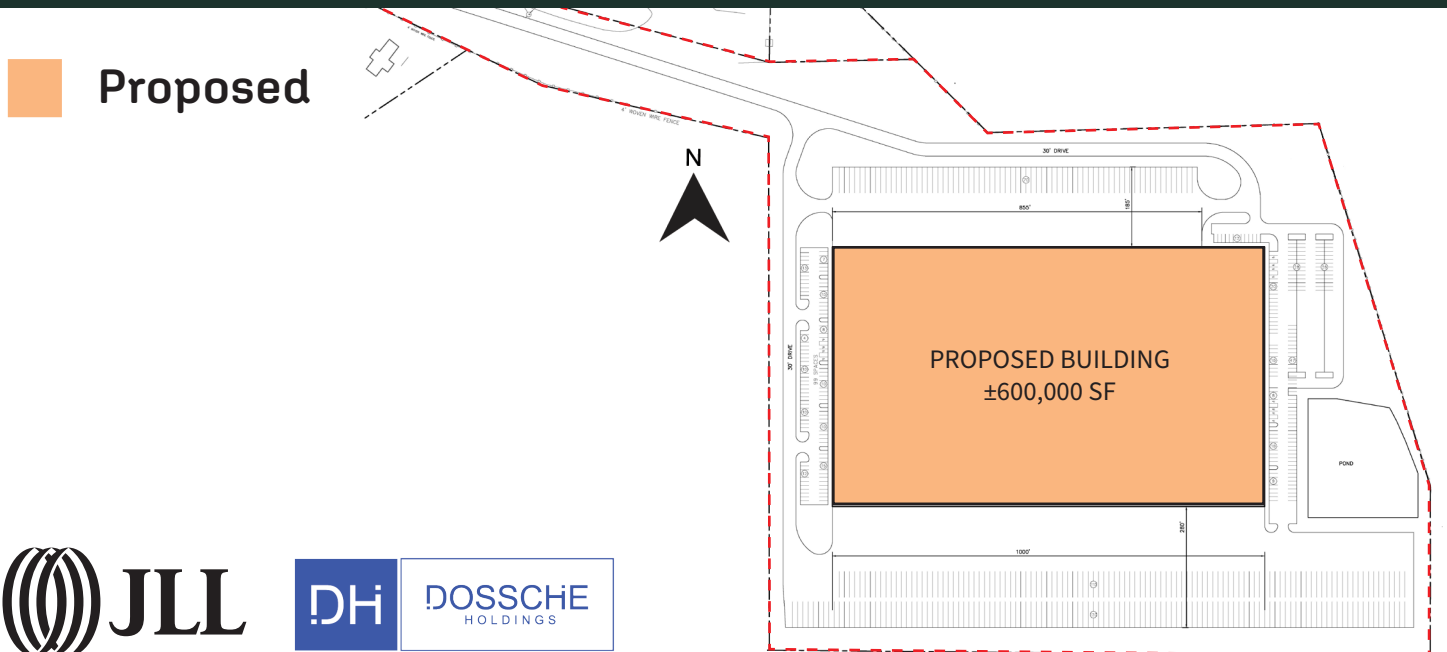


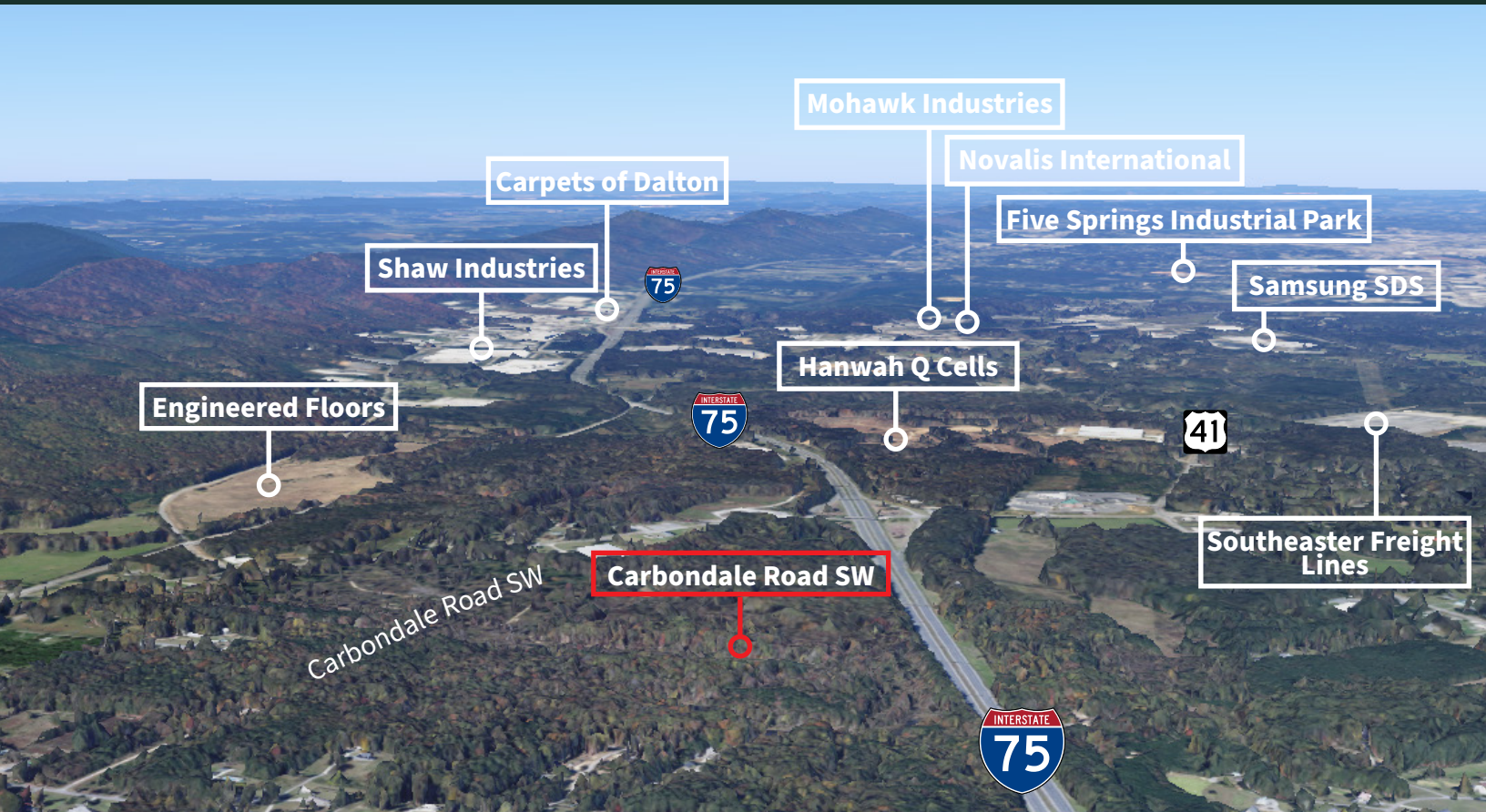
# PREMIER INDUSTRIAL SITE BTS OPPORTUNITY



±600,000 SF AVAILABLE | CARBONDALE RD SW, DALTON, GA



# SURROUNDING AREA MAP

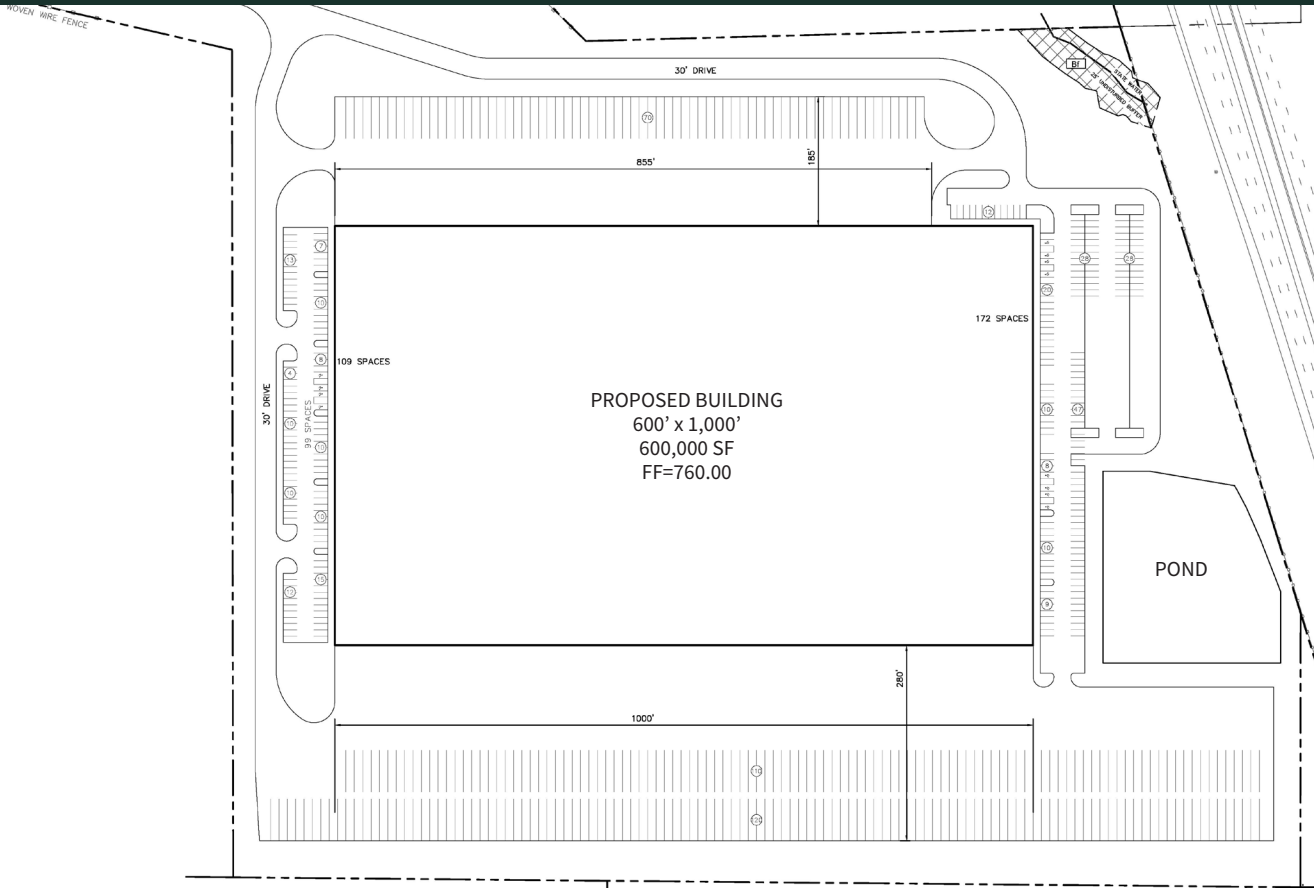


## UTILITIES:

- » **Sewer** 8" pressurized (brand new)
- » **Gas** 6" at 300 PSI
- » **Water** 12" on main
- » **Fiber** Up to 10G
- » **Power** 1200A, 3-Phase



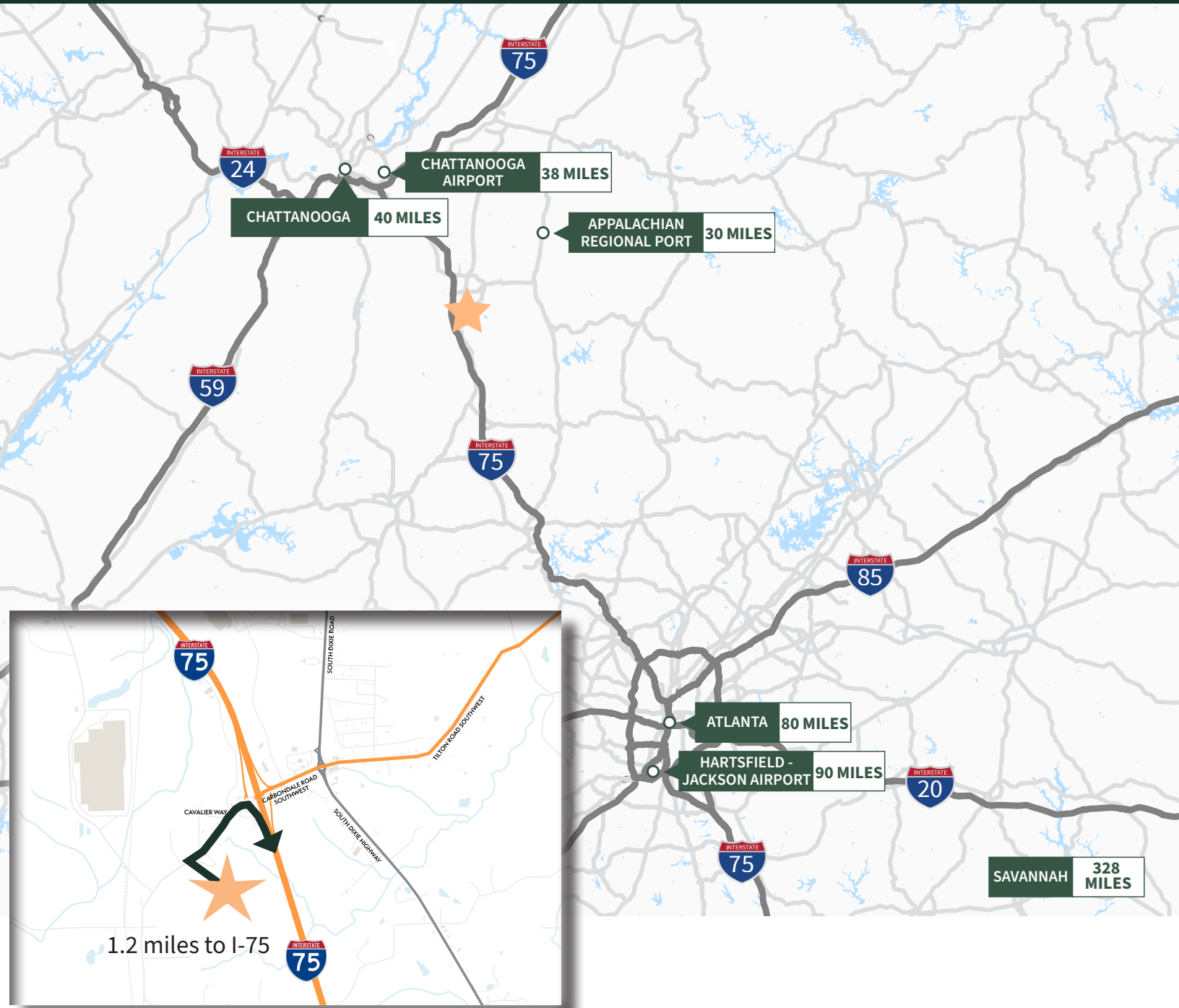
# BUILDING SPECIFICATIONS (PROPOSED)



## 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 |               |

# LOCATION & KEY DISTANCES



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