

# Five Springs Industrial Park



**SITE WORK COMPLETE**

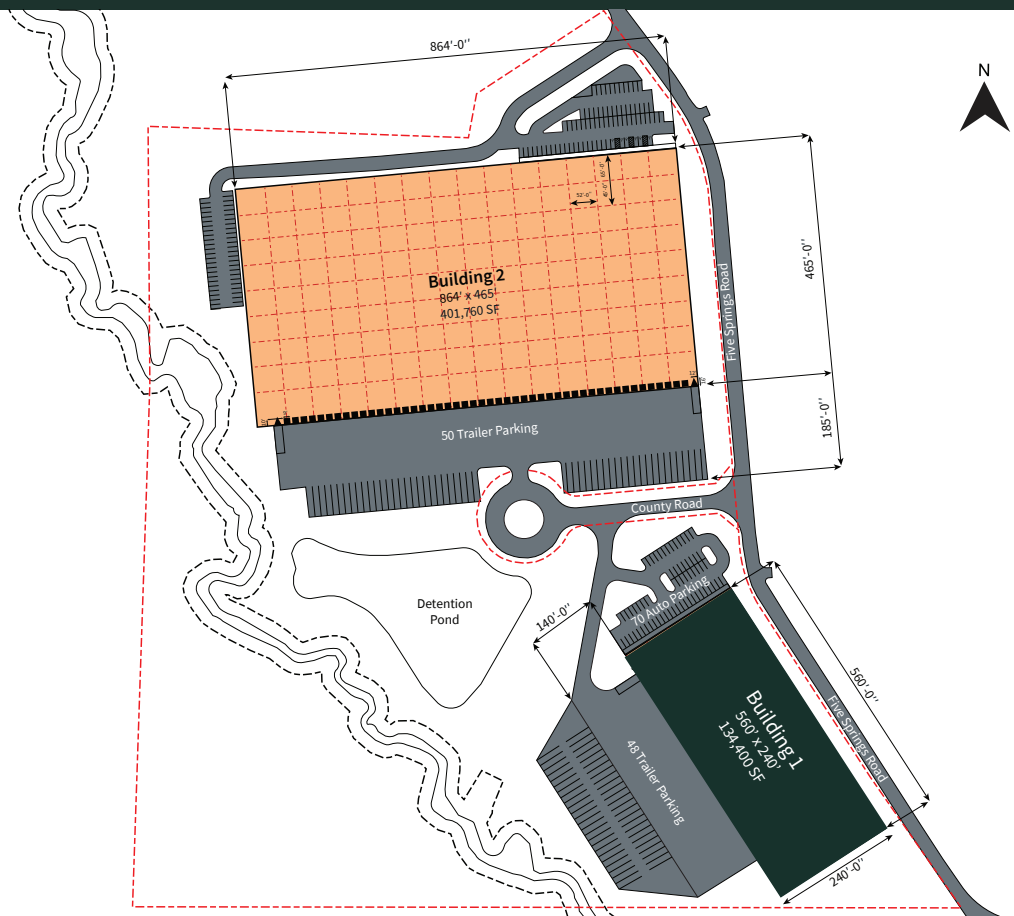
**Five Springs Road, Dalton, GA**

**Proposed**

- Building 1: 134,400 SF

**Under Construction**

- Building 2: 401,760 SF



# SURROUNDING AREA MAP

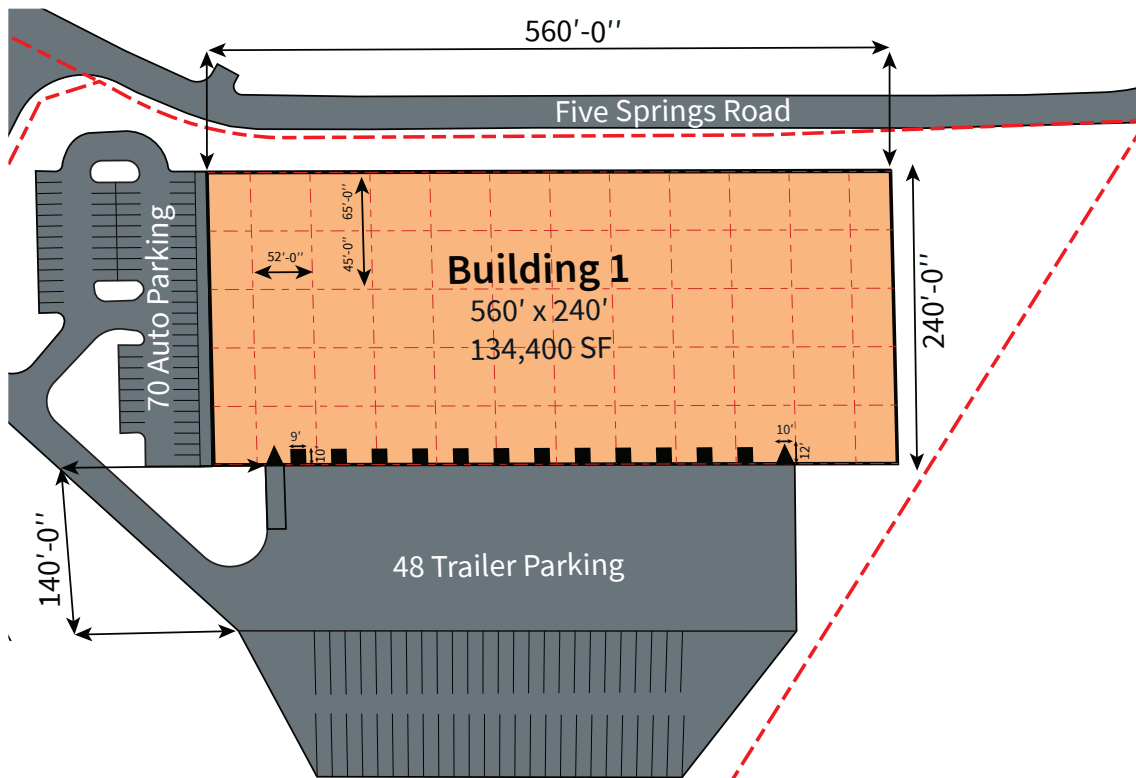


## Utilities

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



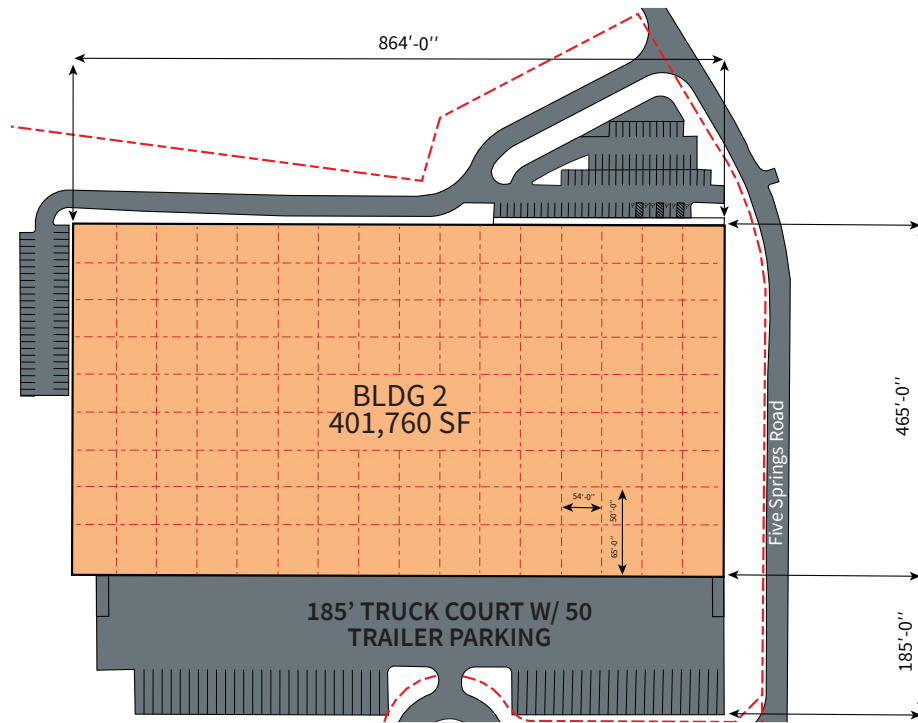
# BUILDING 1 SPECIFICATIONS (PROPOSED)



## 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

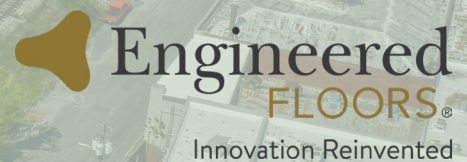
# WHY DALTON, GA?

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.

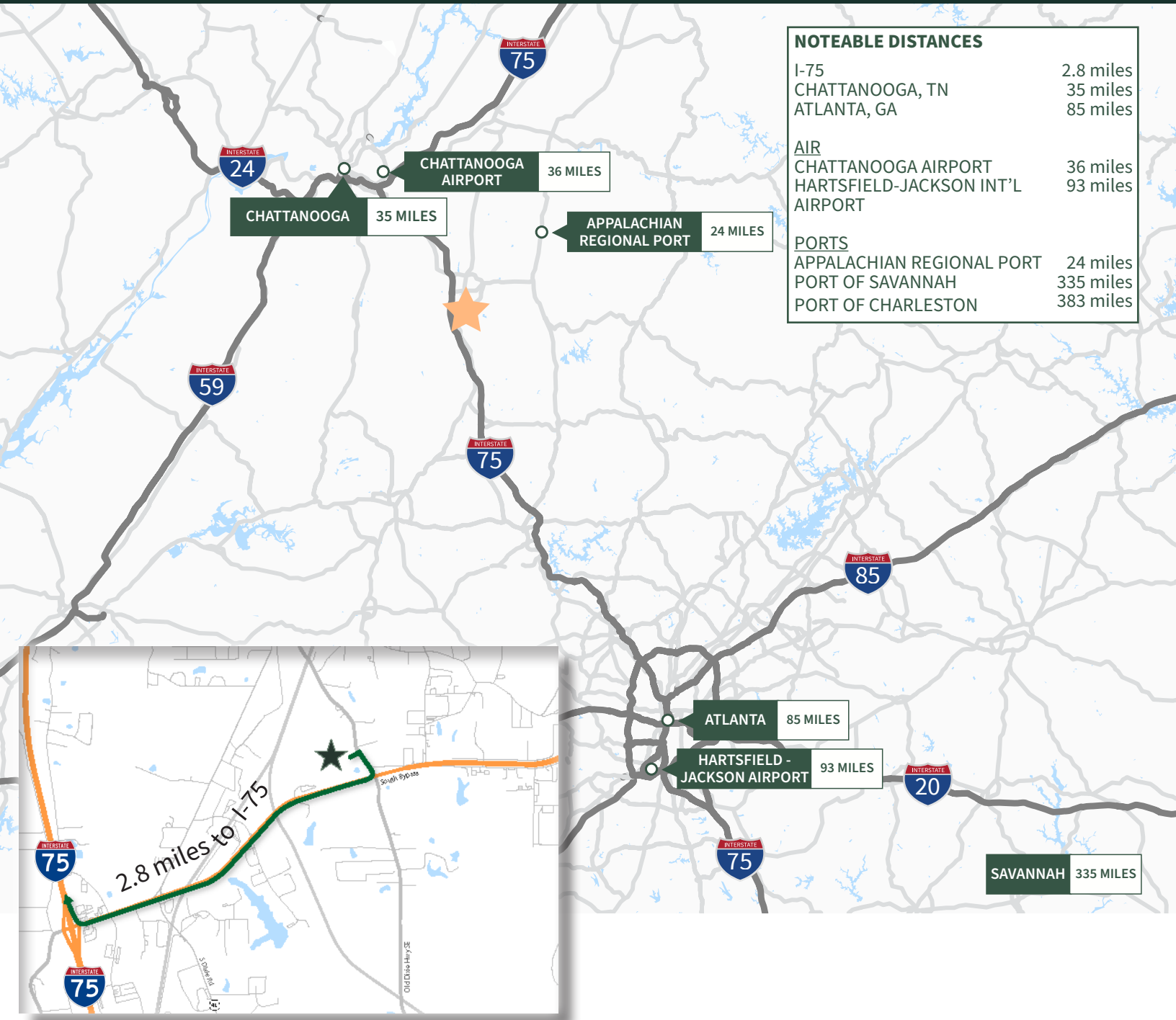
## DALTON BY THE NUMBERS

	 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



For information, contact:

<b>Austin Kriz, SIOR</b>	<b>Tom Cromartie, SIOR</b>	<b>Rachel Roberts</b>
JLL	JLL	JLL
+1 404 995 2238	+1 770 590 5904	+1 404 495 8716
austin.kriz@jll.com	tom.cromartie@jll.com	rachel.roberts1@jll.com

