



STRATEGIC INDUSTRIAL WAREHOUSE IN DALTON



LARGE SCALE WAREHOUSE FOR LEASE IN DALTON GA

AVAILABLE SPACE: 165,000 SF

1318 Underwood St | Dalton, GA 30721



SVN | Second Story Real Estate Management

Baker Townsend

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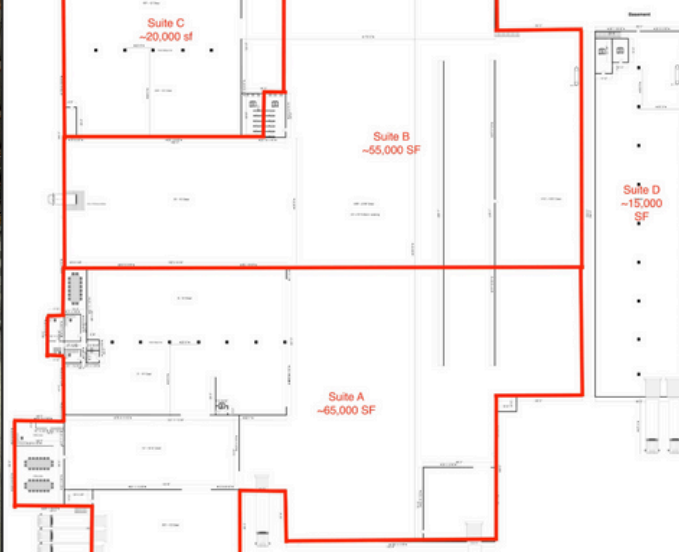
Retailer Map



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LISTING HIGHLIGHTS

- single or multi tenant
- 4 miles off I-75
- 3 phase power
- sprinkled
- 9 total dock doors
- 1 drive in (14' tall)
- Suite A: 65,000 SF (\$2.95 SF)
- Suite B: 55,000 SF (\$2.95 SF)
- Suite C: 20,000 SF (\$2.95 SF)
- Suite D: 15,000 SF (\$2.95 SF)
- One tenant can take entire building



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	7,879	41,001	66,499
2029 Projected Population	7,883	41,099	66,595
Median Age	31.2	34	35.4
Households	1 Mile	3 Mile	5 Mile
2024 Households	2,504	13,822	22,944
2029 Projected Households	2,507	13,863	23,016
Average Household Income	\$52,562	\$65,353	\$70,558



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ABOUT THE BROKERS



Baker Townsend
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Baker Townsend serves as an Associate Advisor at SVN Second Story Real Estate Management where he takes the lead in transactions related to leasing, disposition, acquisition, and site selection, with a focus on industrial and office commercial properties. A Chattanooga native, Baker is deeply committed to contributing to the ongoing growth and development of his hometown. In his inaugural year with the firm, he achieved recognition as a CoStar Power Broker for Chattanooga. Baker brings extensive market knowledge and a broad network of local connections to ensure a seamless process for his clients from initiation to completion.



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My Primary focus is in the Industrial asset class and Advising Clients with Purchases, Sales, and Leases for either Investors or End Users. Negotiating, underwriting, local market knowledge, work ethic, and a system and process for each step of the deal is how I add value for my clients. I have started my journey towards a CCIM designation and have enjoyed learning the correct way to underwrite deals. I really love getting to know my clients needs and I strive for a long term relationship with them. When I am not working, I enjoy the outdoors and all Chattanooga Tennessee has to offer! I like riding my motorcycle, trail running with my dog, paddle boarding, and playing pickleball. I look forward to working for you or with you on a deal in the future!