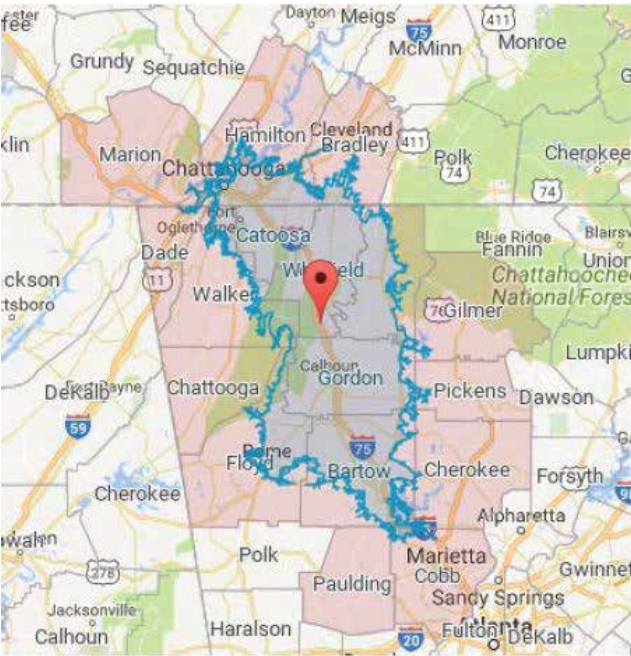


COMMUNITY PROFILE

DALTON–WHITFIELD COUNTY, GEORGIA
MANUFACTURING | WAREHOUSE | DISTRIBUTION



50 MINUTE DRIVE TIME FROM CARBONDALE BUSINESS PARK. 17 COUNTIES CAPTURED.
DRAW AREA COUNTIES:

BARTOW, CATOOSA, CHATOOGA, CHEROKEE, COBB, DADE, FLOYD, GILMER, GORDON,



WHITFIELD COUNTY POPULATION:	DALTON MSA POPULATION:
104,589	143,904
POPULATION 2016 (50 MINUTES):	POPULATION 2021 (50 MINUTES):
2,258,757	2,355,870
POPULATION INCREASE 2016–2021	SIZE OF WORKFORCE:
+1.1%	1,159,195



TRANSPORTATION

located in the southeast u.s. manufacturing corridor

FAST TRACK

your business

SLOW DOWN

your life

FRONTAGE
I-75, CARBONDALE ROAD, US 41

CITIES
CHATTANOOGA, TN – 30 MI/45 KM
ATLANTA, GA – 90 MI / 145 KM
BIRMINGHAM, AL – 178 MI / 286 KM
SAVANNAH, GA – 337 MI / 542 KM

HIGHWAYS
INTERSTATE 75 – 0.25 MI / 0.40 KM
INTERSTATE 24 – 30 MI / 48 KM
INTERSTATE 85 – 75 MI / 121 KM
INTERSTATE 40 WEST – 120 MI / 193 KM

AIRPORTS
LOCAL: DALTON MUNICIPAL – 6 MI / 10 KM
CHATTANOOGA METRO – 37 MI / 60 KM
HARTSFIELD–JACKSON (ATL) – 95 MI / 153 KM

PORTS
PORT OF CHATTANOOGA – 35 MI / 56 KM
CENTER SOUTH RIVERPORT – 37 MI / 60 KM
SAVANNAH, GA – 337 MI / 542 KM

INLAND PORT
APPALACHIAN REGIONAL PORT – 20 MI / 32 KM
**DUAL RAIL ACCESS (NORFOLK SOUTHERN & CSX) AT THE TRANSLOAD FACILITY

RAIL
NORFOLK SOUTHERN – 2 MI / 3 KM
CSX, RAIL YARD – 6 MI / 10 KM

DALTON–WHITFIELD
JOINT
DEVELOPMENT
AUTHORITY

GRAD CERTIFIED SHOVEL READY SITE
GA'S ONLY GRAD SITE ON I-75
25+ ACRE SITE AVAILABLE
INTERSTATE FRONTAGE SITES
LDCT – GA JOB TAX CREDITS

CARBONDALE BUSINESS PARK

DALTON | WHITFIELD COUNTY | GEORGIA

park features

INTERSTATE FRONTAGE SITES
CLASS A PARK WITH PROTECTIVE COVENANTS
CUSTOMER CHOICE ELECTRIC SOURCE FROM
DALTON UTILITIES, GEORGIA POWER, OR NORTH GA EMC
LOCATED IN A LESS DEVELOPED CENSUS TRACT
FOR GA JOB TAX CREDIT

GRAD CERTIFIED PARK:
CARBONDALE BUSINESS PARK HAS BEEN DESIGNED A
GEORGIA READY FOR ACCELERATED DEVELOPMENT (GRAD)
SITE BY GEORGIA ALLIES. GRAD CERTIFIED PARKS ARE
PREPARED FOR INDUSTRIAL DEVELOPMENT WITH
ADVANCED DUE DILIGENCE WORK COMPLETED.

UTILITIES:
ALL UTILITIES AT PROPERTY
DAILY EXCESS OF WATER: 40 MILLION GALLONS
DAILY EXCESS OF SEWER: 20 MILLION GALLONS



HANWHA Q CELLS
CONSTRUCTION COMPLETED FEBRUARY 2019



GEDIA AUTOMOTIVE GROUP
CONSTRUCTION TO BE COMPLETED Q2 2022



CARBONDALE BUSINESS PARK

NEXUS DR, DALTON, GA

DALTON-WHITFIELD
JOINT
DEVELOPMENT
AUTHORITY



CARBONDALE BUSINESS PARK
DALTON-WHITFIELD COUNTY, GEORGIA



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