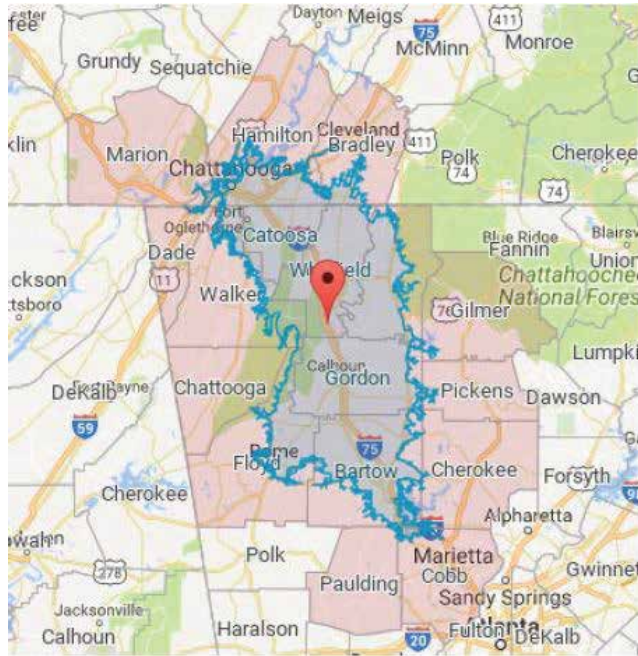


# COMMUNITY PROFILE

**DALTON-WHITFIELD COUNTY, GEORGIA**

**MANUFACTURING | WAREHOUSE | DISTRIBUTION**



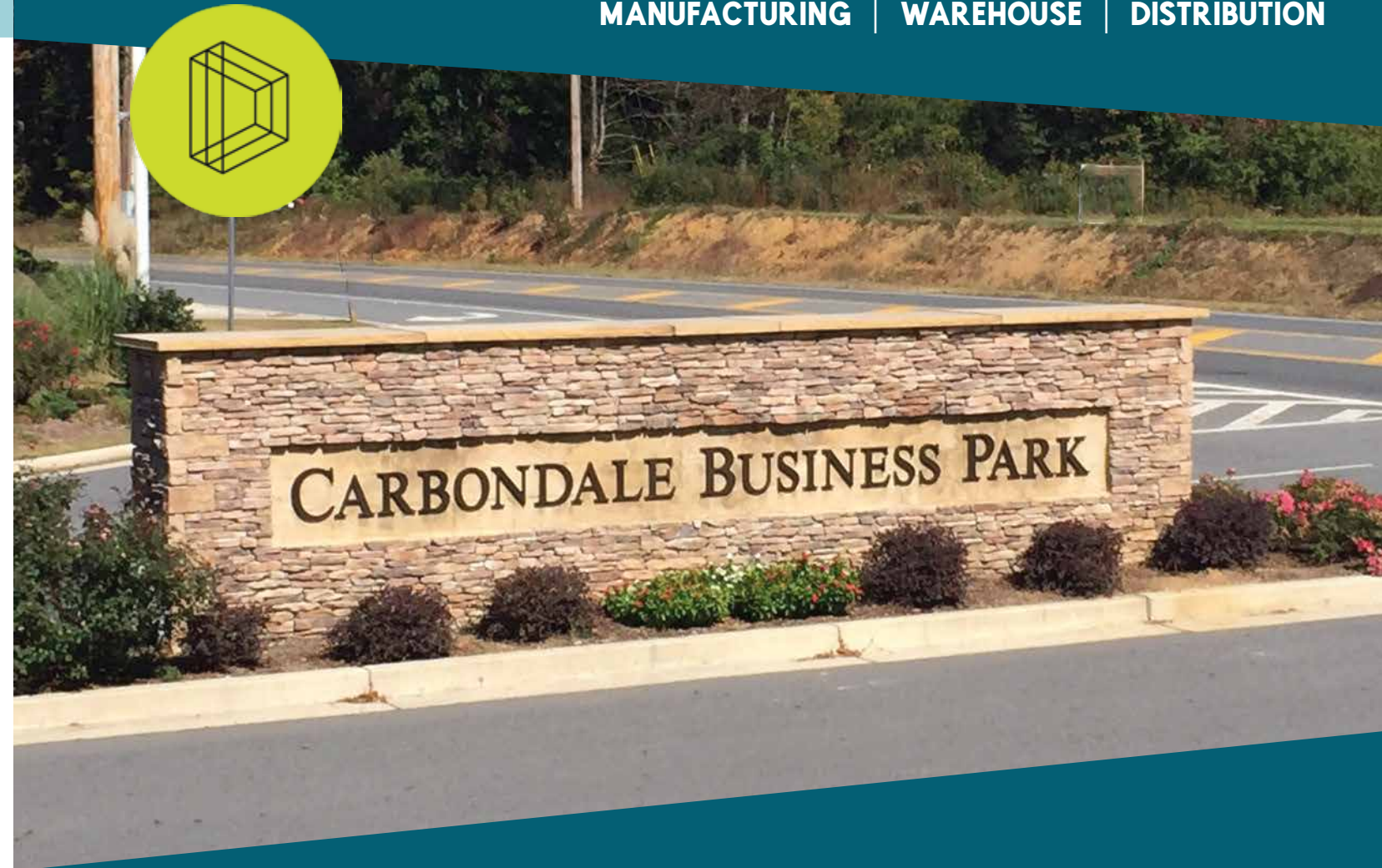
**50 MINUTE DRIVE TIME FROM CARBONDALE BUSINESS PARK. 17 COUNTIES CAPTURED. DRAW AREA COUNTIES:**

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



**WHITFIELD COUNTY POPULATION: 102,772**

**SIZE OF WORKFORCE: 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

**GRAD CERTIFIED SHOVEL READY SITE**  
**GA'S ONLY GRAD SITE ON I-75**  
**18+ 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



Note: This plan is for preliminary planning purposes only. Aerial imagery provided by Bing.

**CARBONDALE BUSINESS PARK**  
 DALTON- WHITFIELD COUNTY, GEORGIA



**CONTACT:**  
 CARL CAMPBELL  
 PHONE: (706) 712-0958  
 CAMPBELL@DALTONCHAMBER.ORG

**MASTERPLAN**  
 CARBONDALE BUSINESS PARK  
 DALTON, WHITFIELD COUNTY, GEORGIA

