

DISTRIBUTION | WAREHOUSE | MANUFACTURING

DUCKWORTH INDUSTRIAL DEVELOPMENT



SITE INFORMATION BUILD-TO-SUIT

+/- 135 ACRES

PHASE I | DUCKWORTH INDUSTRIAL DEVELOPMENT

THREE BUILDINGS

+/- 520,000 SF

BUILDING MATERIAL

Tilt Wall Concrete

MECHANICAL

To Suit

OFFICE

To Suit

FIRE PROTECTION

ESFR Fire Sprinkler System

ROOF

20 year, 60 mil TPO Roof

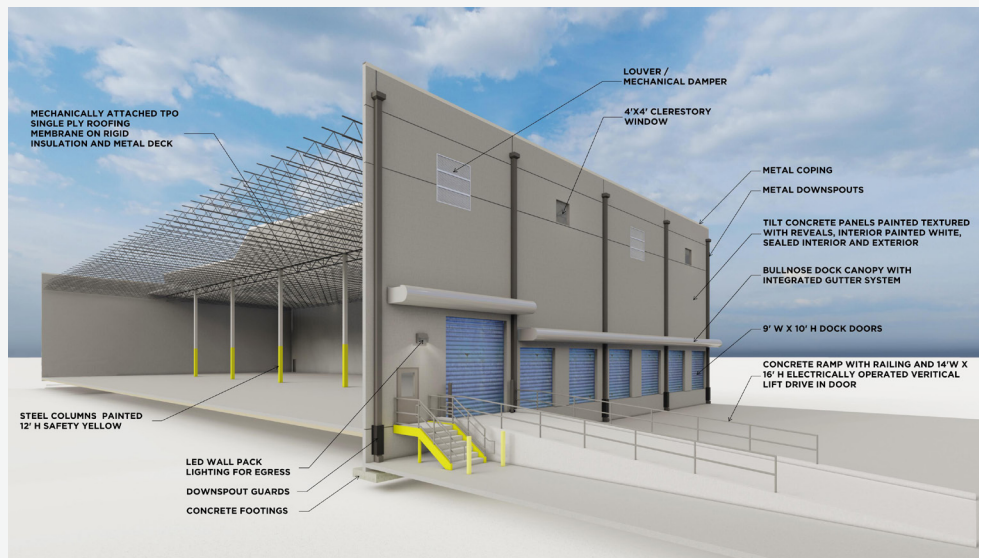
CLEAR HEIGHT

32'- 36' Clear

SLAB: 6"

TRUCK COURT:

7" Thick at 4,000 PSI



PHASE II | FUTURE DEVELOPMENT



DUCKWORTH INDUSTRIAL DEVELOPMENT

240-399 Duckworth Road
Dalton, GA 30721

NOTABLE DISTANCES

AIR

Hartsfield-Jackson Atlanta International Airport - 92 miles

 Chattanooga Airport - 35 miles

PORT CITIES

 Appalachian Regional Port, Chattsworth - 24 miles

Garden City Terminal, Savannah - 334 miles

INTERSTATE

I-75 - 2.3 miles

UTILITIES

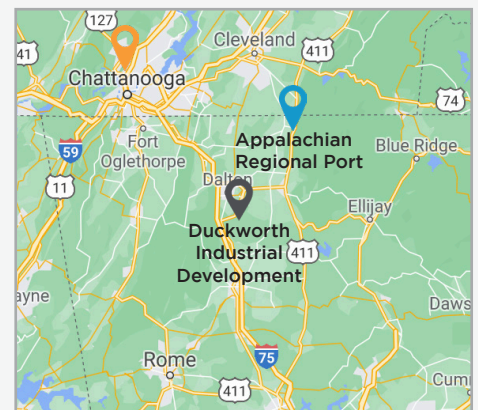
Water - Dalton Utilities

Sewer - Dalton Utilities

Gas - Dalton Utilities

Fiber - Dalton Utilities

Electric - Dalton Utilities, Georgia Power, North Georgia EMC



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