

DISTRIBUTION | WAREHOUSE | MANUFACTURING

DUCKWORTH INDUSTRIAL DEVELOPMENT



CARROLL DANIEL
CONSTRUCTION

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

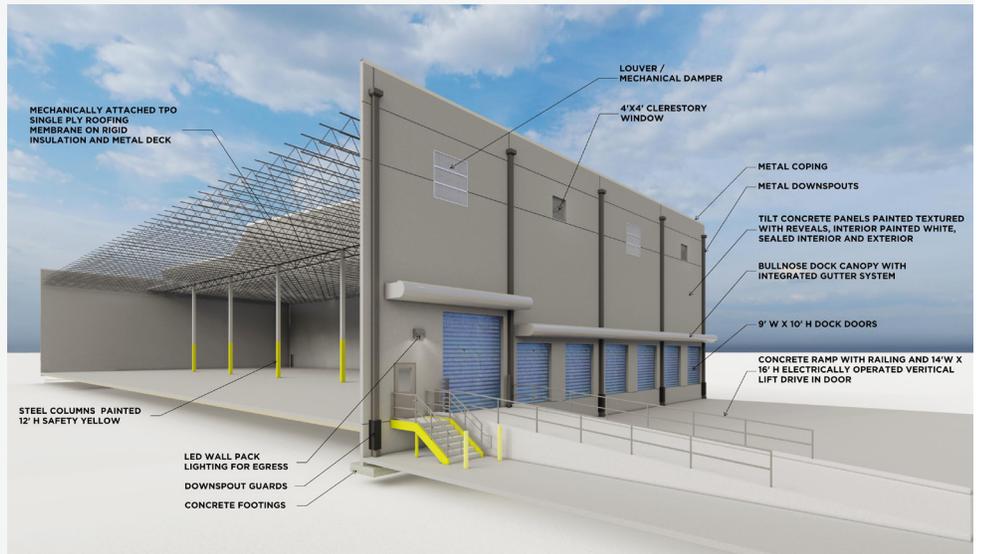
FIRE PROTECTION
ESFR Fire Sprinkler System

ROOF
20 year, 60 mil TPO Roof

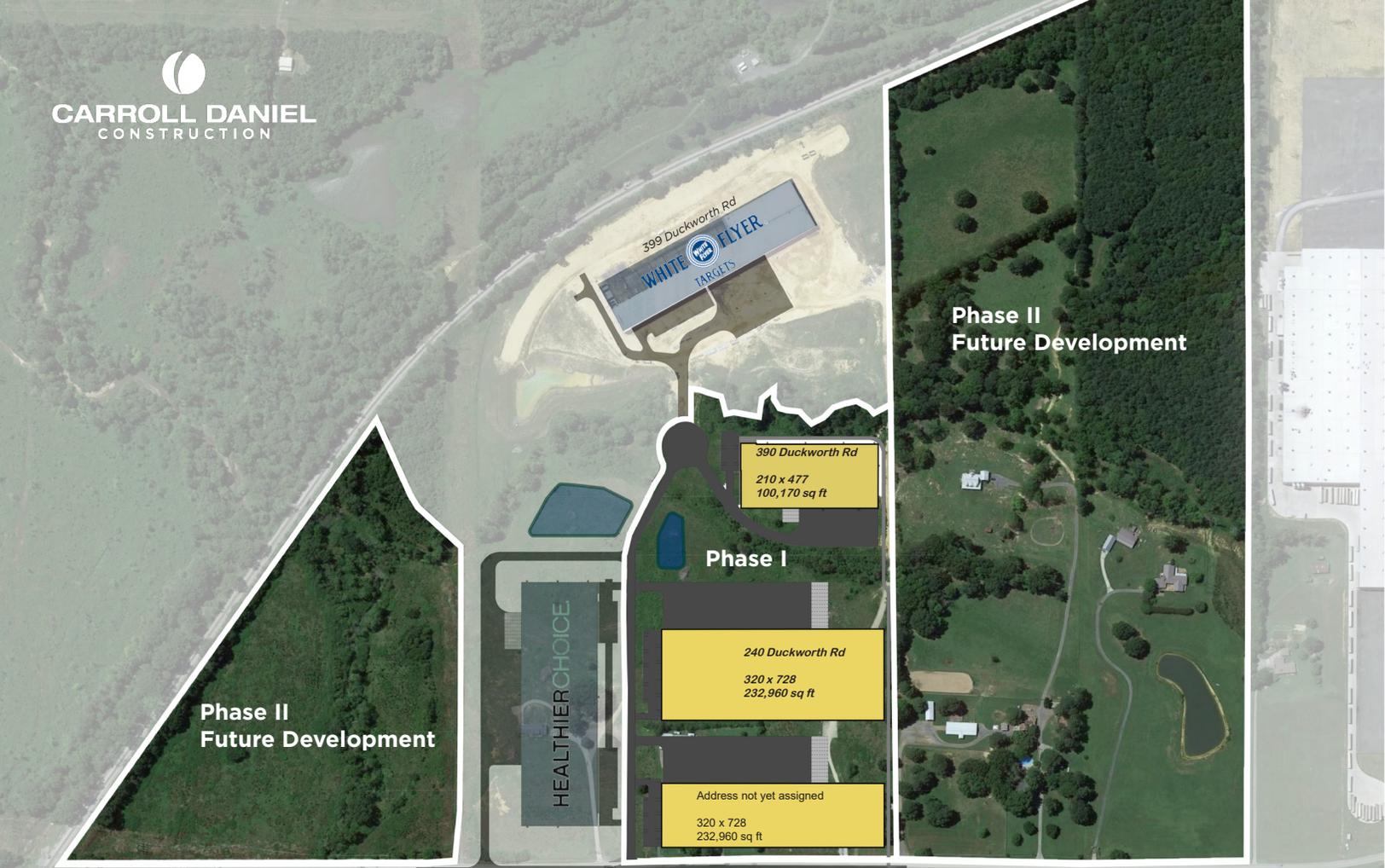
CLEAR HEIGHT
32'- 36' Clear

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

* Information contained herein is from sources deemed to be reliable. No independent investigation of the property or information contained herein has been made, and no representation is made as to the accuracy thereof. Properties subject to prior sale, withdrawal and other sales or rental conditions. Terms subject to errors, omissions and change without notice.

CONTACT:

CARL CAMPBELL

campbell@daltonchamber.org

706-712-0958