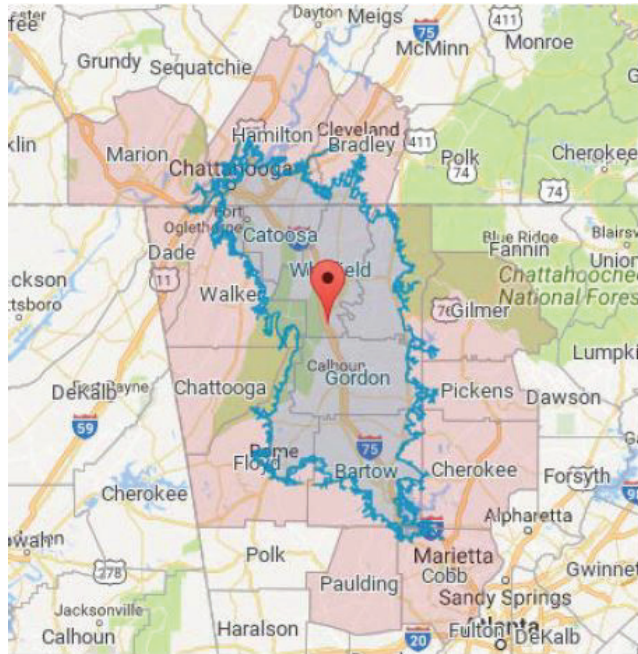
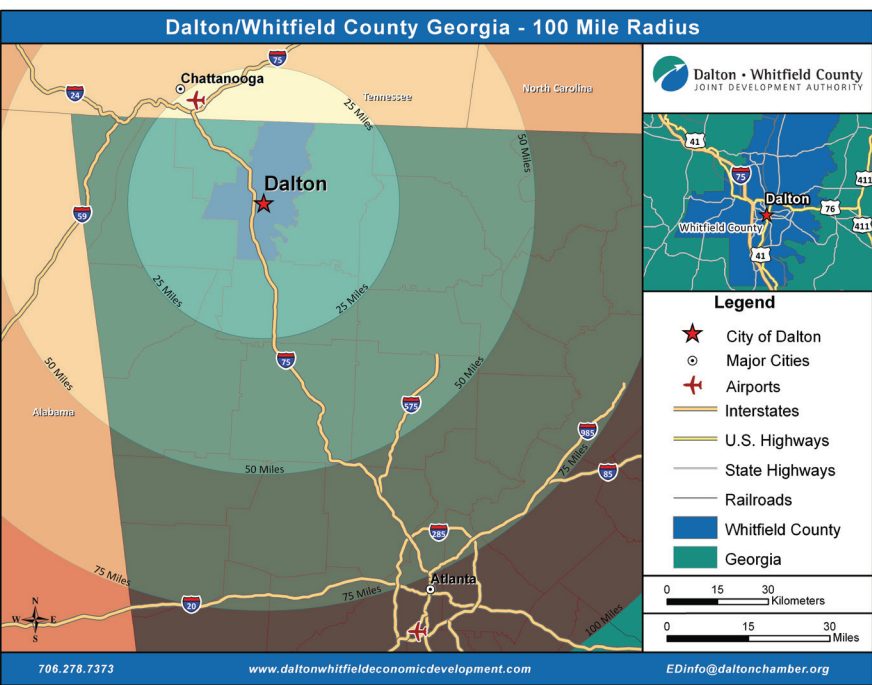


# COMMUNITY PROFILE



50 Minute Drive Time from Carbondale Business Park. 17 Counties Captured. Draw Area Counties:

Bartow, Catoosa, Chattooga, Cherokee, Cobb, Dade, Floyd, Gilmer, Gordon, Murray, Paulding, Pickens, Walker, Whitfield, Bradley, TN, Marion, TN



Located in the SE US Manufacturing Corridor  
Manufacturing | Warehouse | Distribution



## TRANSPORTATION

**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 COUNTY | GEORGIA CARBONDALE BUSINESS PARK

GRAD Certified Shovel Ready Site  
GA's Only GRAD Site on I-75  
Largest Contiguous Tract-53 Acres +/-  
100+ Acres Available  
Interstate Frontage Sites  
LDCT - GA Job Tax Credits

  
**Dalton • Whitfield County**  
JOINT DEVELOPMENT AUTHORITY

Contact:  
Carl Campbell  
Phone: (706) 712-0958  
campbell@daltonchamber.org  
www.locationdalton.com

100 S. Hamilton Street | Dalton, GA 30720 | [www.locationdalton.com](http://www.locationdalton.com)

# CARBONDALE BUSINESS PARK

DALTON | WHITFIELD COUNTY | GEORGIA

## CONCEPTUAL SITE PLAN

- PARK FEATURES**
- Interstate Frontage Sites
  - Class A Park with Protective Covenants
  - Fits Buildings up to 600,000 S.F.
  - Customer Choice Electric Source from Dalton Utilities, Georgia Power, or North Georgia Electric
  - Located in a Less Developed Census Tract for GA Job Tax Credit

**GRAD CERTIFIED SITE**  
Carbondale Business Park has been designed a Georgia Ready for Accelerated Development (GRAD) site by Georgia Allies. GRAD Certified parks have been prepared for industrial development with advanced due diligence work completed.

**UTILITIES**  
All utilities at the property line to service industrial customers  
Daily excess of water in Whitfield County: 40 million gallons  
Daily excess of sewer in Whitfield County: 20 million gallons



# CARBONDALE BUSINESS PARK

NEXUS DR, DALTON, GA

10.26.2020  
Dalton · Whitfield County  
JOINT DEVELOPMENT AUTHORITY



CARBONDALE BUSINESS PARK  
DALTON | WHITFIELD COUNTY | GEORGIA

