



# GREEN POINT

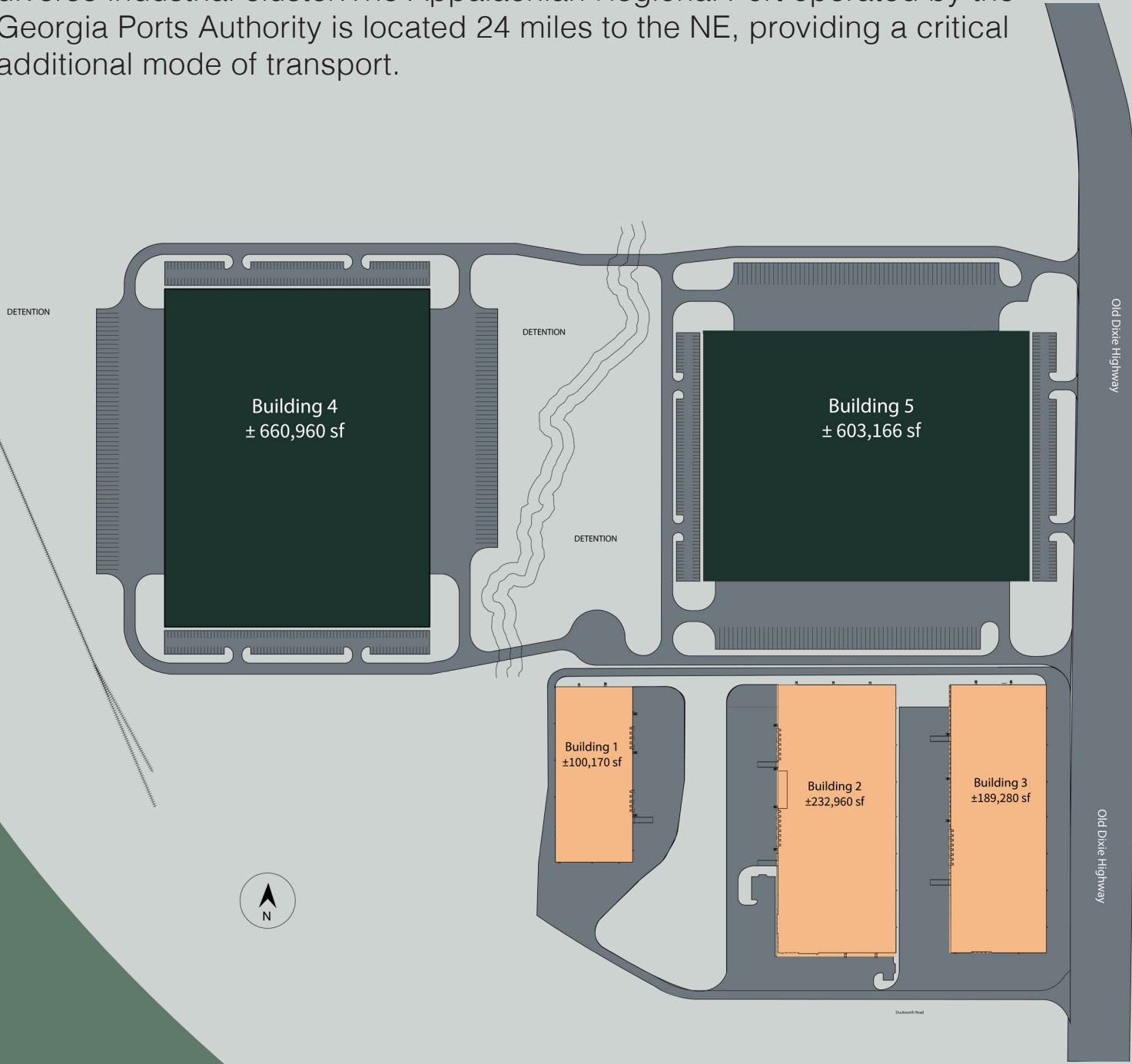
INDUSTRIAL PARK





# PROPERTY OVERVIEW

Situated on 154 acres in Dalton GA, this 5 building park is conveniently located in close proximity to multiple points of access to I-75 amidst a diverse industrial cluster. The Appalachian Regional Port operated by the Georgia Ports Authority is located 24 miles to the NE, providing a critical additional mode of transport.



- Phase I
- Phase II





# Phase I

**Building 1:** 398 Duckworth Rd, Dalton, GA 30721

**SF:** 100,170

**Dock High/ Drive-In:** 10 / 1

**Dimensions:** 210' x 477'

**Column Spacing:** 50' x 53' (60' Speed Bays)

**Clear Height:** 32'

**Auto Parking:** 35

**Sprinkler:** ESFR

**Slab:** 6"

**Truck Court:** 7" thick at 4,000 PSI

**Delivery Date:** May 2022

LEASED

**Building 2:** 242 Duckworth Rd, Dalton, GA 30721

**SF:** 232,483

**Dock High/ Drive-In:** 15 / 2

**Dimensions:** 320' x 728'

**Column Spacing:** 50' x 52' (60' Speed Bays)

**Clear Height:** 36'

**Auto Parking:** 70

**Sprinkler:** ESFR

**Slab:** 6"

**Truck Court:** 7" thick at 4,000 PSI

**Delivery Date:** April 2022

LEASED

**Building 3:** 138 Duckworth Rd, Dalton, GA 30721

**SF:** 188,341

**Dock High/ Drive-In:** 8 / 2

**Dimensions:** 260' x 728'

**Column Spacing:** 50' x 52' (57' - 4" Speed Bays)

**Clear Height:** 36'

**Auto Parking:** 58

**Sprinkler:** ESFR

**Slab:** 6"

**Truck Court:** 7" thick at 4,000 PSI

**Delivery Date:** April 2022

LEASED







PHASE II  
BLDG 4

PHASE II  
BLDG 5

## Phase II

**Building 4:** Duckworth Rd, Dalton, GA 30721  
**SF:** 660,960  
**Dock Doors:** 99  
**Dimensions:** 720' x 918'  
**Column Spacing:** 54' x 50', 65' Speed Bays  
**Clear Height:** 36'  
**Trailer Parking:** 108  
**Auto Parking:** 324  
**Sprinkler:** ESFR  
**Slab:** 7"  
**Truck Court:** 7" thick at 4,000 PSI  
**Delivery Date:** August 2023

**Building 5:** Duckworth Rd, Dalton, GA 30721  
**SF:** 603,166  
**Dock Doors:** 96  
**Dimensions:** 680' x 884'  
**Column Spacing:** 54' x 50', 65' Speed Bays  
**Clear Height:** 36'  
**Trailer Parking:** 114  
**Auto Parking:** 318  
**Sprinkler:** ESFR  
**Slab:** 7"  
**Truck Court:** 7" thick at 4,000 PSI  
**Delivery Date:** May 2023



# NEIGHBORHOOD MAP

Surrounding neighbors include major carpet & flooring distribution centers located within a 5 miles radius



## Economic Incentives

### Carl Campbell

*Executive Director*

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## Notable Distances

Port

**2.3 Miles**  
Interstate: I-75

**24 Miles**  
Appalachian Regional  
Port, Chattsworth

**334 Miles**  
Garden City Terminal, Savannah

Air

**35 Miles**  
Chattanooga Airport

**92 Miles**  
Hartsfield – Jackson Atlanta  
International Airport





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