

Carbondale Business Park

Industrial - Site



Whitfield County
Carbondale Business Park (I-75 Carbondale Rd and US Hwy 41)
Dalton, GA 30721

For Sale or Lease

For Sale

Sale/Lease Price



Detail

Subtype: Site	Total Acreage: 283	Avail Acreage: 230	Largest Tract: 50
Smallest Tract: 3	GRAD: Yes	In City Limits: No	Current Zoning: Industrial
Rail Available: Yes	Rail Provider:	Environ Ph1: Yes	Covenants: Yes
Ownership: Public			

Utilities

Fire Rating: 5	Police Protection: County	Fire Protection: County	Telecommunications: Fiber
Electric Provider: Customer Choice	Sewer Provider: Dalton Utilities	Water Provider: Dalton Utilities	Gas Provider: Dalton Utilities
Sewer Size: 8" Main	Water Size: 8" Main	Gas Size: 4" Main	

Transportation

Type	Name	Distance (mi)	Description
Interstate	75	0.25	
Interstate	85	75	
Interstate	24	30	
Interstate	40	120	
Airport	Dalton Municipal	6	Runway Length: 5,500'
Airport	Hartsfield-Jackson Atlanta	95	

Carbondale Business Park

Airport	Chattanooga Metro	37
Port	Chattanooga Port	35
Port	Center South Riverport	37
Rail	CSX Railyard	6
Rail	Norfolk Southern	2

Places

Type	Name	Distance (mi)	Description
City	Atlanta, GA	90	
City	Chattanooga, TN	30	
City	Savannah, GA	337	
City	Birmingham, AL	178	

Additional Information

Zoning Advantages: Job Tax Credit - Tier 2/\$3,000 (2017), 100% Freeport (2012)

Carbondale Business Park is an industrial and commercial park located on Interstate 75. Owned by the Dalton-Whitfield County Joint Development Authority. The business park is just 30 miles from Volkswagen in Chattanooga.

Frontage: - I-75, Carbondale Road, US Hwy 41

Community built for and around manufacturing

Labor Force: In excess of 1.4 million within a 60 mile drive of Dalton

Dalton State College & Georgia Northwestern Technical College

Hamilton Medical Center, one of the 100 best in the nation

Third largest manufacturing community per capita in Georgia

238 Total Acres

40 +/- Acre Pad Ready Site

Class A Park with Protective Covenants

Fits Buildings up to 1,000,000 S.F.

Rail: CSX, Rail Yard - 6 mi / 10 km; Norfolk Southern - 2 mi / 3 km



Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.