

**For Lease  
50,000 sf Industrial Building  
Box Drive  
Dalton, Georgia**

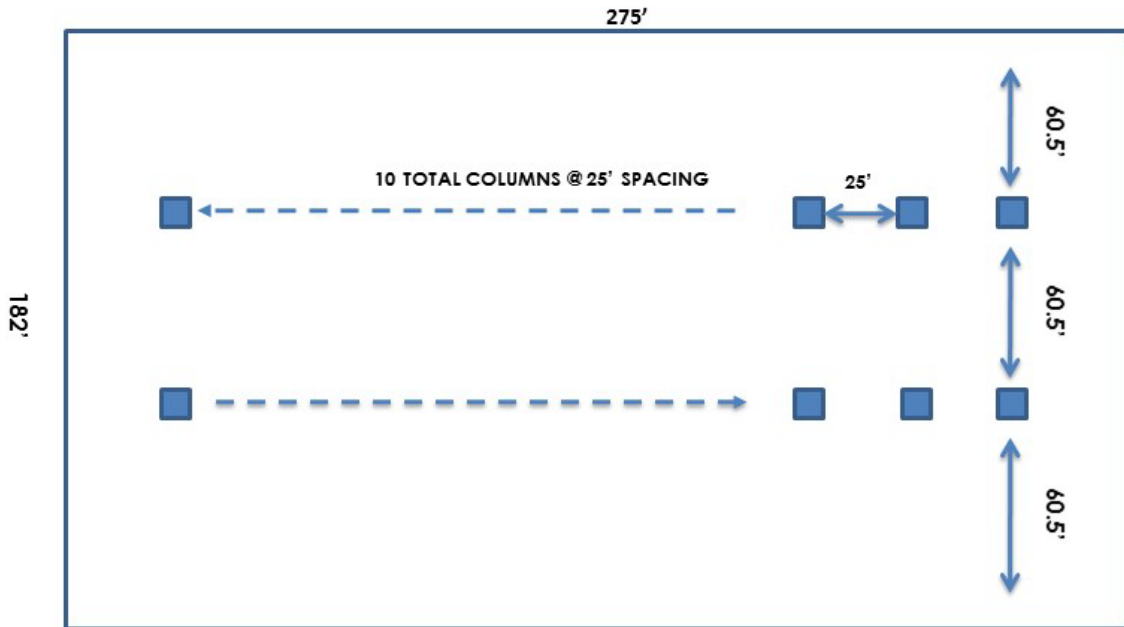


- **Space for lease in the booming I-75 corridor**
- **1.5 miles west of Exit 328**
- **50,000 rentable sf with 1,500 sf office space**
- **4 dock doors, 1 grade level**
- **22' clear height, wet fire suppression system**
- **Heavy power**
- **Tilt up concrete construction**
- **Asking \$5.50/sf (\$.46/sf/mo) NN**
- **Opex \$13,332/yr. \$.27/sf/yr**
- **3 year lease minimum, prefer 3-5 years**
- **Available July 1, 2025**

***Offered for Lease Exclusively by  
Commercial Realty Services of West Georgia  
Mike Patterson, CCIM  
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[www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)***



**BOX DRIVE BLDG.**





Dock doors and Drive in access



Interior Warehouse



**Executive Office**



**Second Office**



**Admin/Reception Office Space**



**Kitchen and Break Area**