

# *Industrial Building for Lease*

## *3331 Box Dr., Dalton, Ga.*



- **31,500 sf industrial manufacturing/warehouse**
- **Three dock high doors, one grade level door**
- **3 phase power**
- **1,800 sf office (900 each floor)**
- **15 spaces employee parking**
- **24' eave height, 27' center clearance**
- **Two minutes to I-75, 90 minutes from downtown Atlanta**
- **Tilt up concrete construction**
- **Wet sprinkler fire protection system**
- **Extensive cameras and security system**
- **2 years minimum lease**
- **\$6.00/sf NN, 1<sup>st</sup> month and 4% pro fee**
- **Available August 1, 2026**

*For Lease Exclusively by*  
*Sauls Commercial Real Estate*  
*Mike Patterson, CCIM*  
770-301-1886 [ebroker@msn.com](mailto:ebroker@msn.com)  
[www.saulscre.com](http://www.saulscre.com)





**Office Hallway**





Shipping docks area