

FOR LEASE

# 9 Marigold Lane

Ringgold, GA 30736

**WILSON MCGINNESS**

423.290.0237

wmcginness@risepartners.net



832 GEORGIA AVENUE, CHATTANOOGA, TN 37402 | 423.432.0963





## PROPERTY DESCRIPTION

9 Marigold offers flexibility for a wide range of business needs. A well-appointed office layout with restroom and ample parking ensure both functionality and efficiency. 1st generation space offering a versatile layout and high ceilings for a clear span warehouse. With a prime location, this property is tailored to meet the needs of businesses seeking a clean, workable and adaptable space. Whether for manufacturing, distribution, or servicing the local area, this property sets the standard for premier small bay warehouse.

## PROPERTY HIGHLIGHTS

- New construction
- Versatile layout
- High ceilings for added vertical storage
- Well-appointed office area for administrative operations
- Excellent location with easy interstate access
- Oversized drive in door

## OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Available SF:	5,000 SF





