

808 Old Mill Rd

808 OLD MILL RD, RINGGOLD, GA 30736

FOR SALE

\$950,000
Industrial Property

PROPERTY FEATURES

- Easy access with proximity to the interstate and heavy development in the area.
- 480 3 phase power.
- Docks
- Updated office with professional curb appeal.
- Plenty of parking
- 1 Acre Lot



Matthew Bonnett

AGENT

423.605.5417

Mbonnett@SectorCommercial.com

TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Building Name	808 Old Mill Rd
Property Type	Industrial
Property Subtype	Manufacturing
APN	0022C058
Building Size	7,000 SF
Lot Size	1.03 Acres
Year Built	1988
Number of Floors	1
Number of Buildings	2

One block off Battlefield Parkway at a traffic light intersection in a rapidly developing area, 808 Old Mill Rd is a well rounded flex and industrial asset that is rare in the current market.

Features include: 400 amps of 480, 3-phase power, 16' clear, gas heat, a power 14' tall grade-level door, an outdoor dock high loading area, plus a dock door into the building at the back. The back of the building is about 50' wide and is all dock high, which offers the flexibility to add more docks if needed in the future.

The property is zoned I-1 for industrial use and is just over an acre in size. The warehouse section is all free-span 50'x80' with eve clear 14'4" and center clear 16'2" under the beam.

The front of the building has a very professional curb appeal with paved employee parking, and the office area is updated and turnkey. The office includes a break room, conference room, 4 large private offices, two storage rooms, and 2 restrooms.

The office area is built with concrete block construction, and the warehouse is red iron with metal siding.

This is a developing area with the recent completion of a 126 million dollar expansion at the CommonSpirit Health hospital on the other side of Battlefield Pkwy.



- Easy access with proximity to the interstate and heavy development in the area.
- 480 3 phase power.
- Docks
- Updated office with professional curb appeal.
- Plenty of parking
- Electric 14' Door



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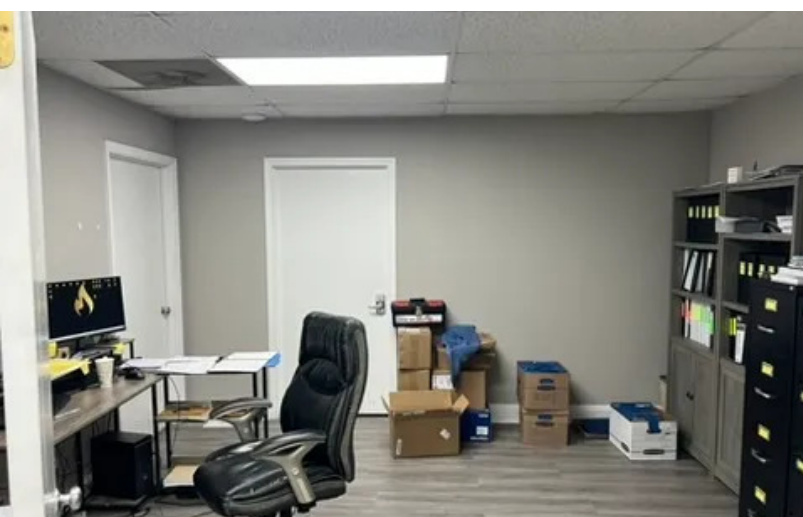
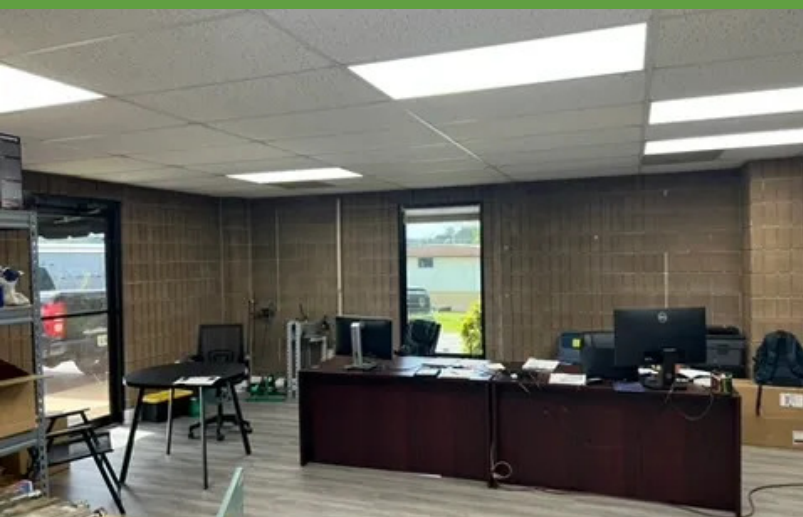
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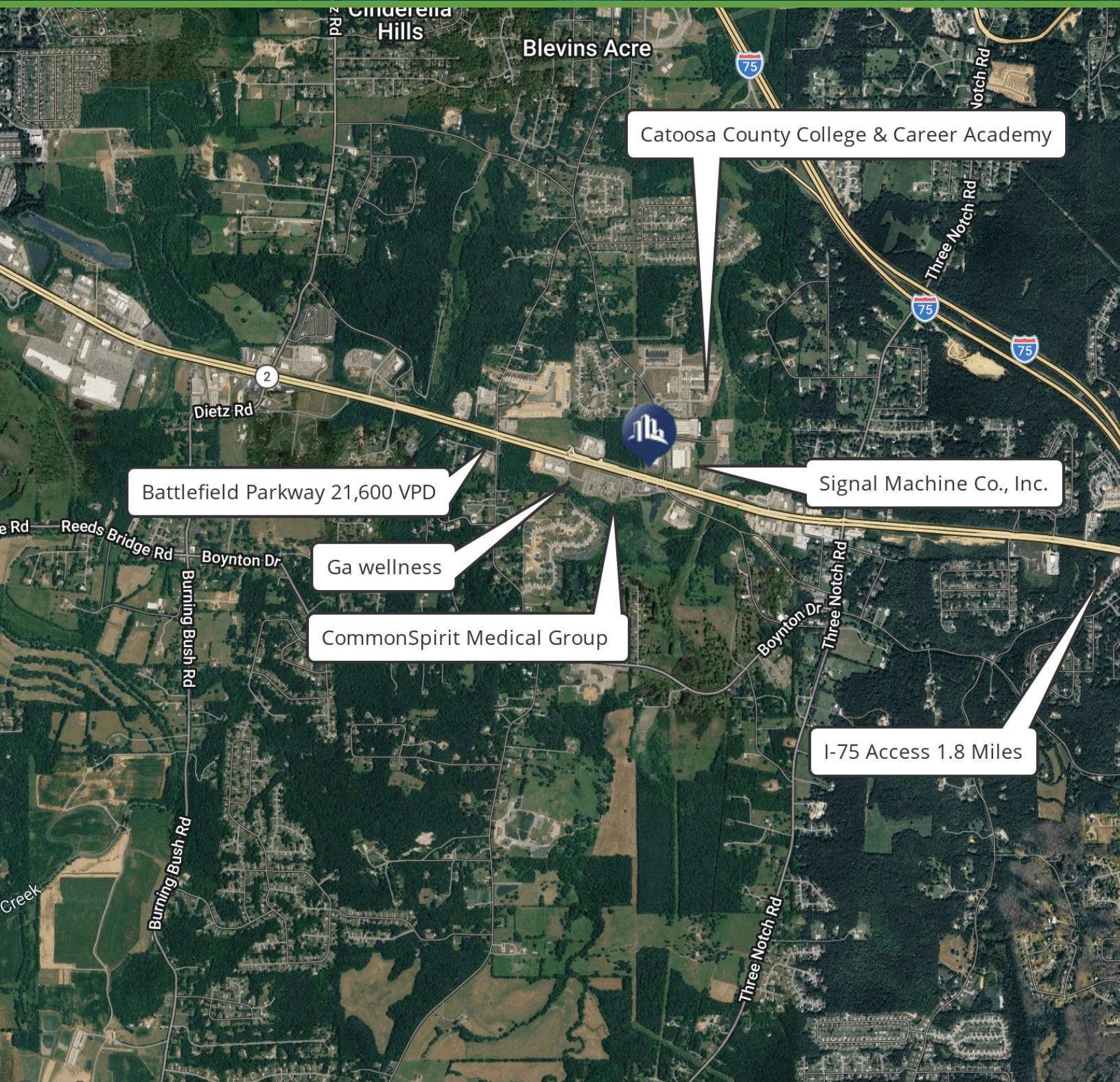
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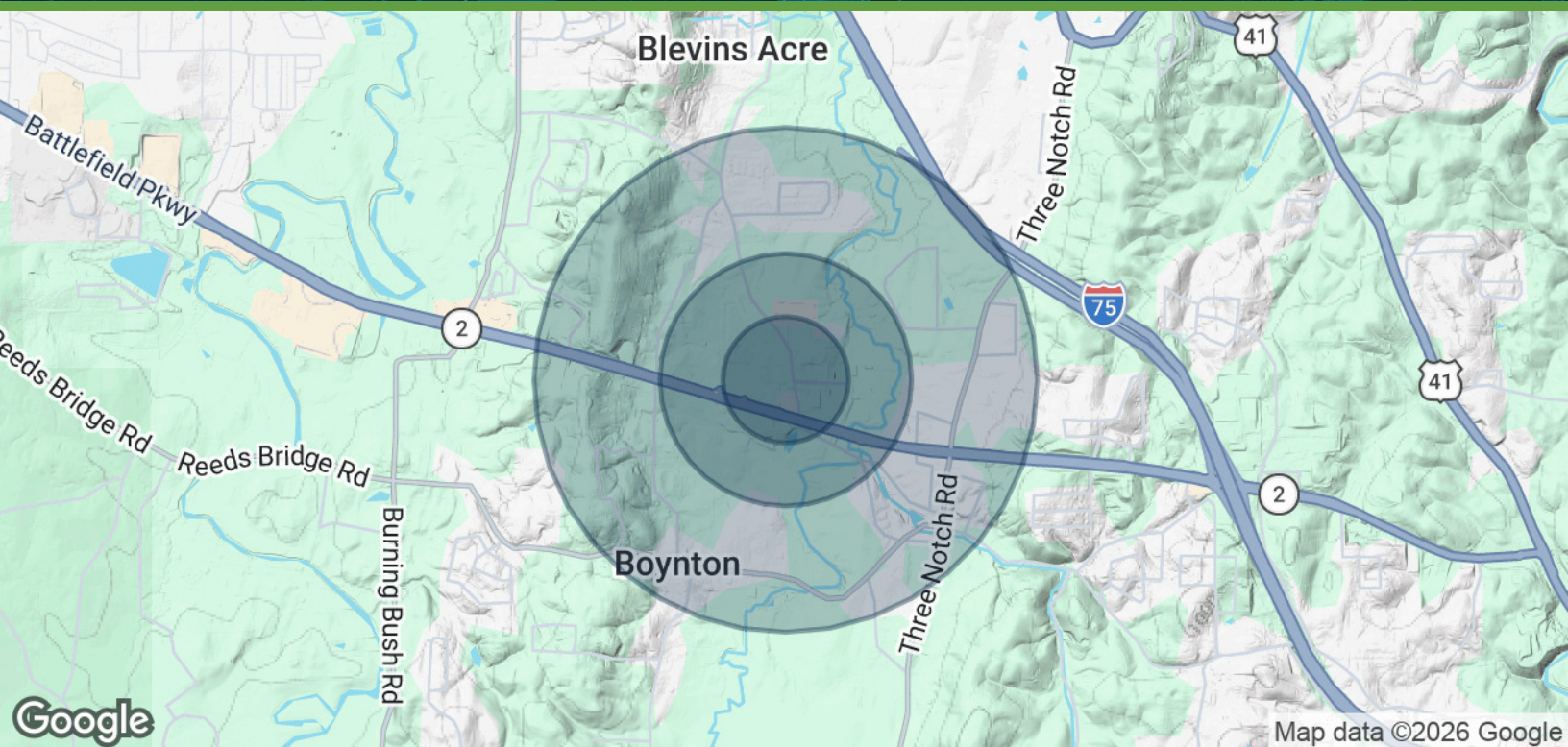
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	140	501	1,915
Average Age	43.0	44.1	43.1
Average Age (Male)	42.9	44.4	43.6
Average Age (Female)	45.9	46.5	44.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	55	202	761
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$97,669	\$104,877	\$107,503
Average House Value	\$274,243	\$266,693	\$258,907

2023 American Community Survey (ACS)



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MATTHEW BONNETT

Agent

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PROFESSIONAL BACKGROUND

I'm an Industrial Warehouse specialist focused on Chattanooga, TN and the North Georgia submarkets north of Atlanta. I have over 50 completed transactions (leasing + sales) with national and local clients; recent notable: 165,000 SF warehouse sale in GA.

I work with shallow-bay multi-tenant and single-tenant properties from 5,000 SF to 300,000 SF, and my services include Buyer and Seller rep, Net Leased Investment Sales, and Tenant or Landlord representation. I actively source on/off-market to keep real options in front of you.

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RealSmart

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