

# Industrial | Flex

95 Hunt Drive  
Rossville, GA 30741

Versatile industrial property with large, fenced, outdoor storage located in the Chattanooga MSA on the Tennessee/Georgia line. Available for lease, this low coverage facility is ideal for a variety of industrial and flex users seeking a well-maintained, move-in-ready property with excellent access to downtown and major highways.



## Property Highlights

The 17,000± SF building includes 4,500± SF of renovated office space and 12,500± SF of conditioned warehouse/flex space. The property features a mezzanine, surface parking, and a back lot with fenced perimeter. Located minutes from East Ridge, TN and the I-75/I24 Interchange.

- Completely Remodeled in 2022
- 12,500± SF Clear Span & Conditioned Warehouse
  - (4) Drive-In Doors (12'x14')
  - 19' Ceiling Height (16' Eave)
  - 3phase/900amp Electrical
- 1.25 Acre fenced & gated rear storage yard
- Ample parking
- 4,500± SF Office with Mezzanine
  - Private Offices
  - Locker Rooms / Sauna / Showers

## Listing Summary

LEASE RATE:	<b>\$13.75 PSF</b>
LEASE TYPE:	<b>NNN</b>
SQUARE FEET:	<b>17,000±</b>
ZONED:	<b>C-1</b>
ACREAGE:	<b>2.37±</b>
YEAR BUILT:	<b>2007</b>
RENOVATED:	<b>2022</b>
PARCEL ID:	<b>0010B 03601 1 (Catoosa Co)</b>
PROPERTY TAXES	<b>\$9,699.51</b>

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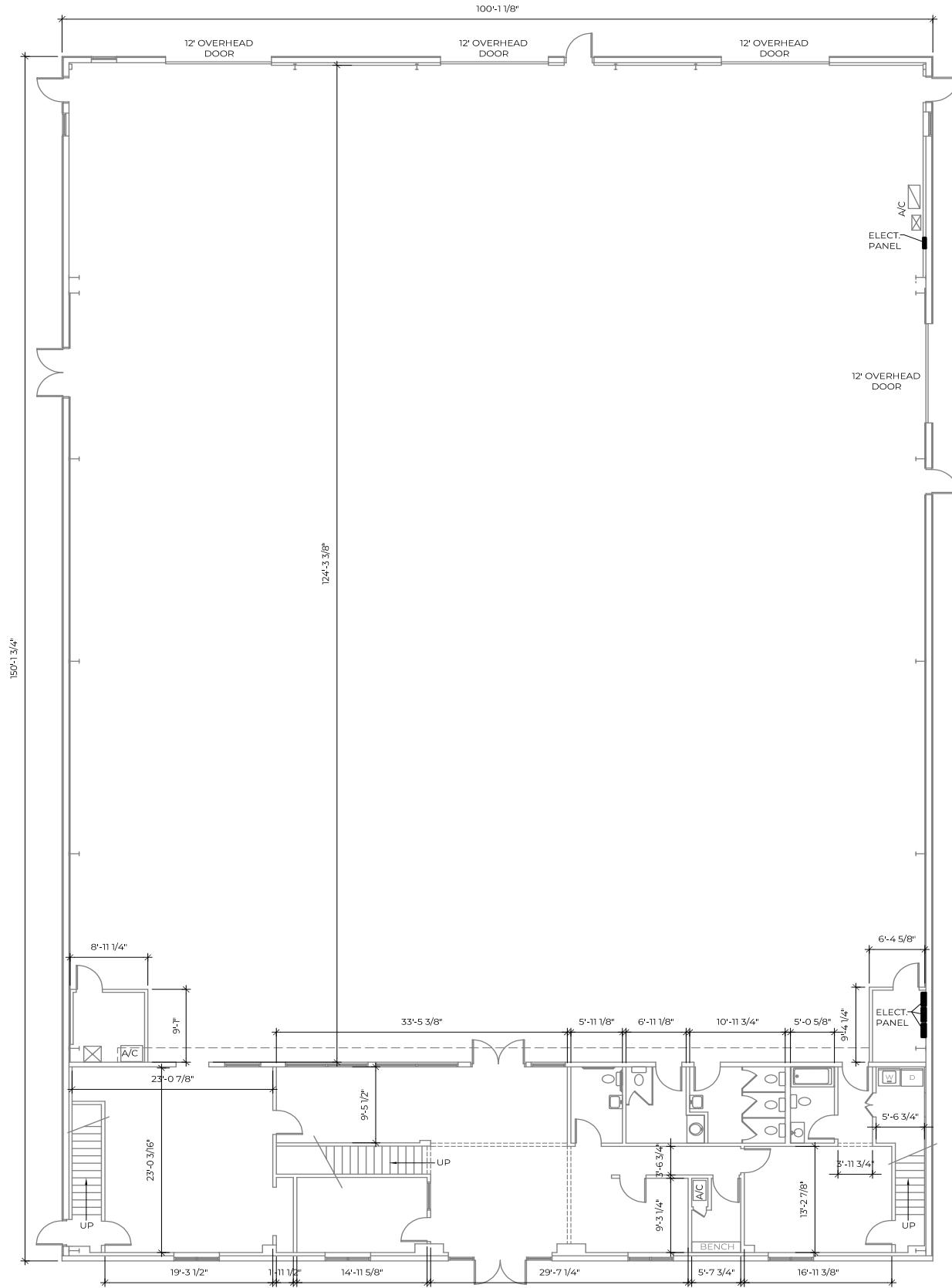
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\* Not to Scale



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## Mezzanine

