

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

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

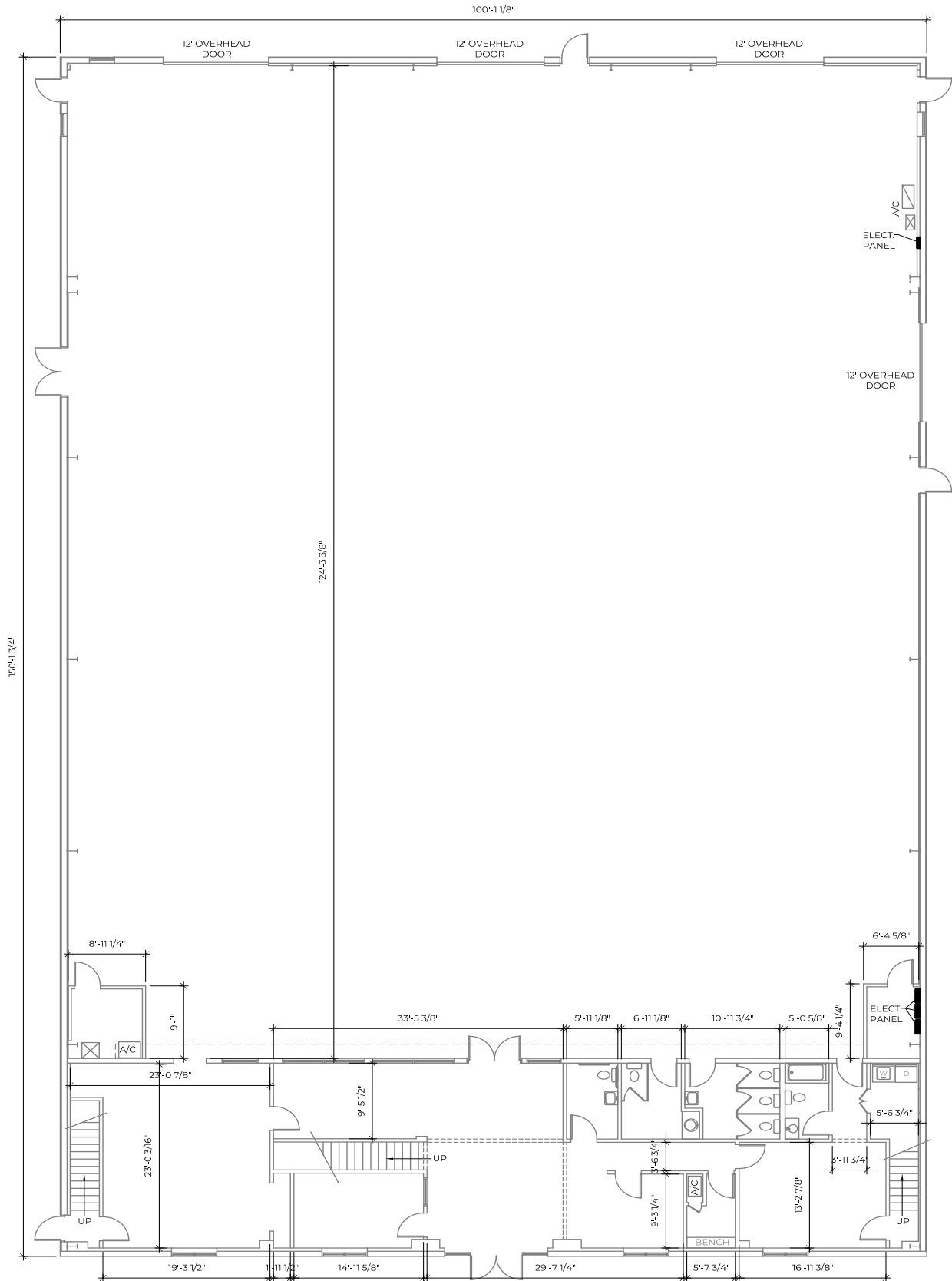
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**For more information,
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* Not to Scale



* Not to Scale

Mezzanine

