

±2.23-Acre Industrial Site Off I-75

FOR LEASE

191 Candy Lane, Ringgold, GA 30736



PROPERTY OVERVIEW

- ±2.23-Acre industrial-zoned property available for lease, ideal for Industrial Outdoor Storage (IOS) use. Ready for immediate use
- **Prime location:** just 0.3 miles from I-75 interchange (Exit #348) with access via a signalized intersection on a major arterial road
- Ideal for logistics, trucking, equipment storage, shipping or data container storage, and construction-related operations
- **Security features:** fenced on three sides with a steep-grade Earth embankment on the west side preventing vehicle entry
- Security lighting ensures 24/7 safety, visibility, and operational peace of mind
- **Utilities on-site:** electricity, water, sewer, and other major services available
- Expandable layout offers flexibility to meet growing operational demands

PROPERTY FACTS

SITE SIZE	±2.23 Acres
ZONING	Industrial
UTILITIES	Electricity, gas, water, sewer & telephone
PARCEL ID	0039B028
INGRESS/EGRESS POINTS	2
TRAFFIC COUNTS	±95,300 VPD on I-75 and Exit 348 (Hwy SR 151)

LEASE RATE:
\$6,000/Acre/Month (NNN)

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JEFF GARY
President, Chattanooga Office
Jeff@BullRealty.com
404-876-1640 x 144

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

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RETAIL MAP



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INDUSTRIAL MAP



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RINGGOLD, GA



Ringgold, the county seat of Catoosa County, is a thriving community in northwest Georgia located just 17 miles southeast of Chattanooga, Tennessee, along the I-75 growth corridor. The city offers outstanding transportation advantages, with immediate interstate access connecting businesses to Atlanta, Nashville, Birmingham, and other major Southeastern markets. This strategic location makes Ringgold a prime choice for logistics, distribution, and light industrial operations.

Beyond its connectivity, Ringgold provides a pro-business environment with a supportive local government and access to a skilled regional workforce. The area combines small-town charm with modern infrastructure, while maintaining competitive real estate and operating costs compared to larger metro markets. With its growing population, strong regional economy, and convenient access to both Georgia and Tennessee markets, Ringgold continues to attract investment and position itself as a key hub for industrial and commercial growth in the Southeast.




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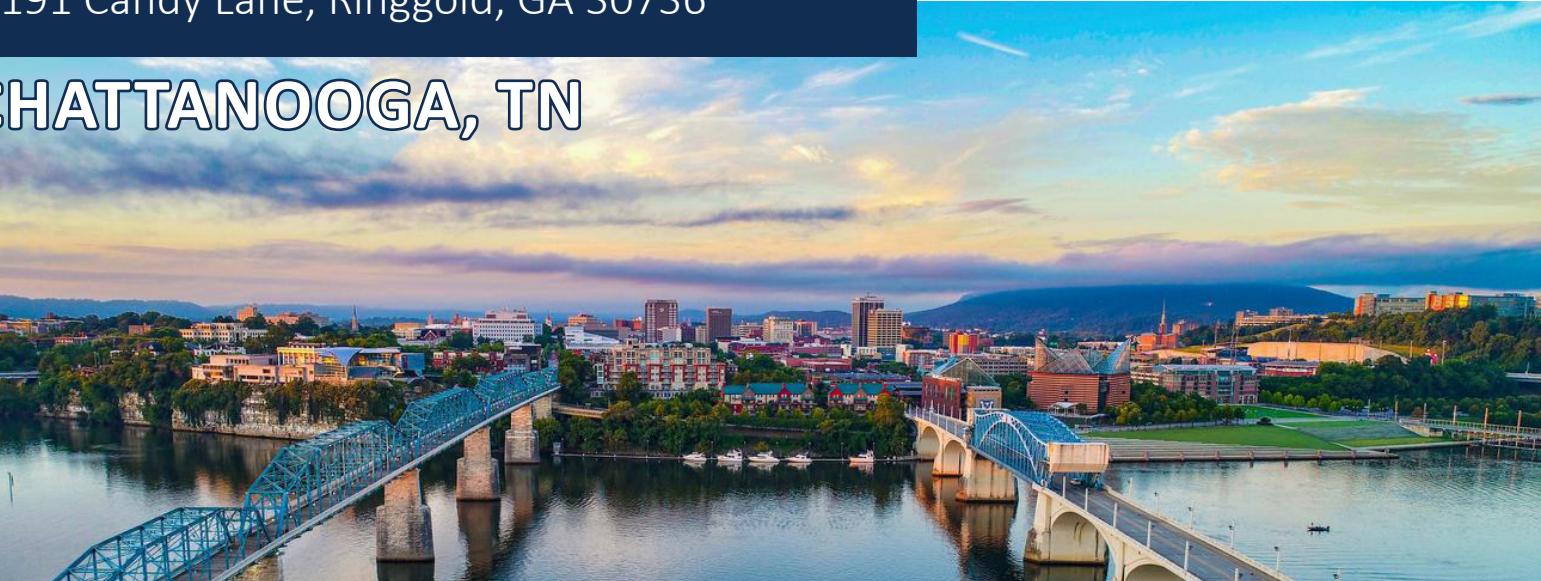
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CHATTANOOGA, TN



Chattanooga is a dynamic business hub in Southeast Tennessee, strategically located along I-75 and I-24, offering direct access to Atlanta, Nashville, Birmingham, and major Southeastern markets. Known as the "Scenic City," Chattanooga combines strong quality of life with a thriving economy driven by advanced manufacturing, logistics, technology, and healthcare.

The city benefits from a pro-business climate, a skilled and growing labor force, and the nation's first citywide gig-speed internet infrastructure, which has helped attract major employers and innovative startups alike. With its central location, robust transportation network—including rail, highway, and air service—and a reputation for fostering business growth, Chattanooga continues to stand out as a leading destination for industrial, distribution, and commercial investment.



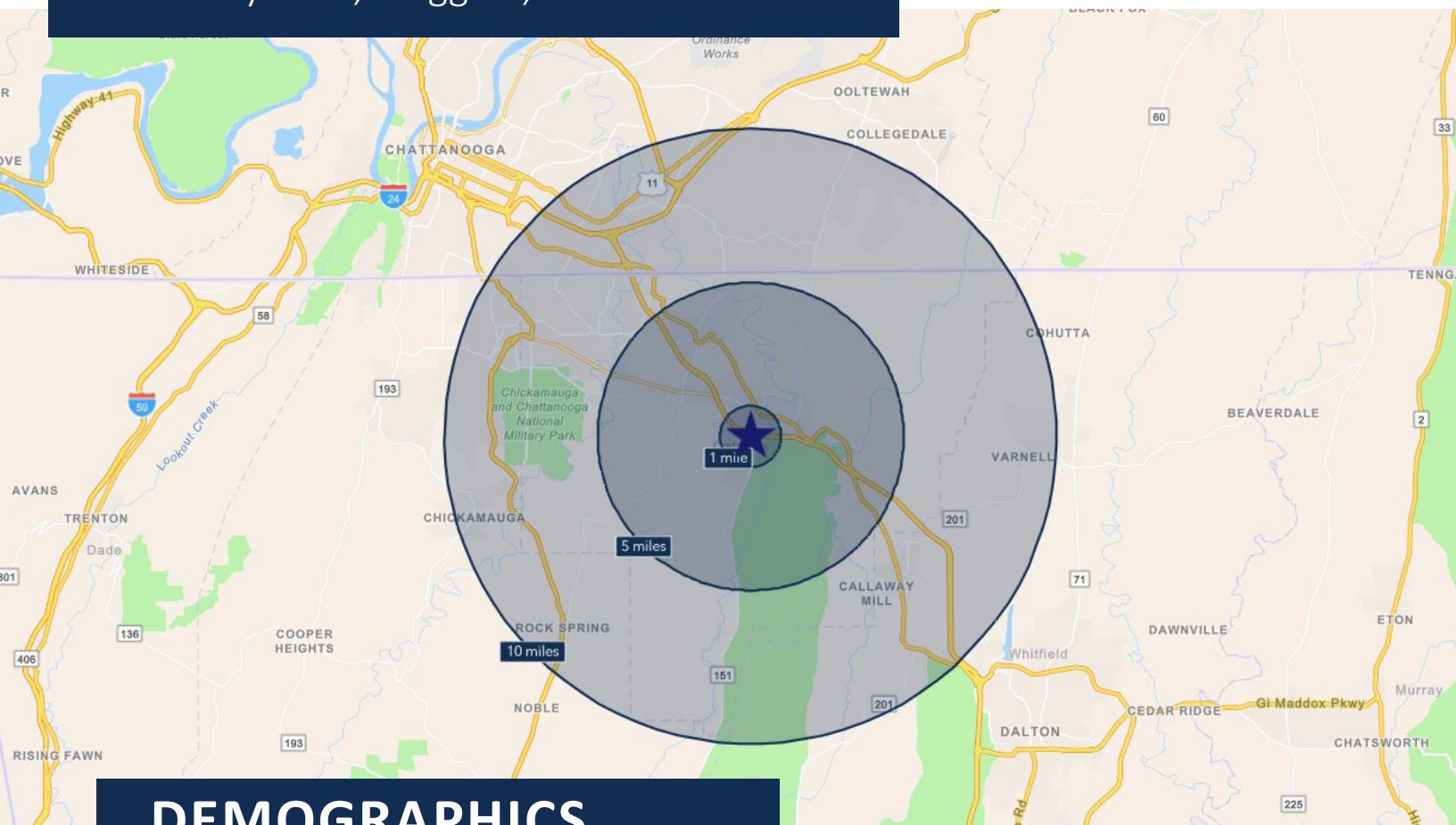
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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES	
	Population	3,090	35,639	198,875
	Households	1,287	14,367	86,024
	Avg. Household Income	\$104,464	\$108,364	\$102,572

Source: 2025 ESRI

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