

345 Roadway Drive  
Ringgold, GA



**111,750 SF +/-  
94.32 +/- Total Acres  
Cross Dock Facility**

**Approx. 45 Acres +/-  
of Undeveloped  
Property.**

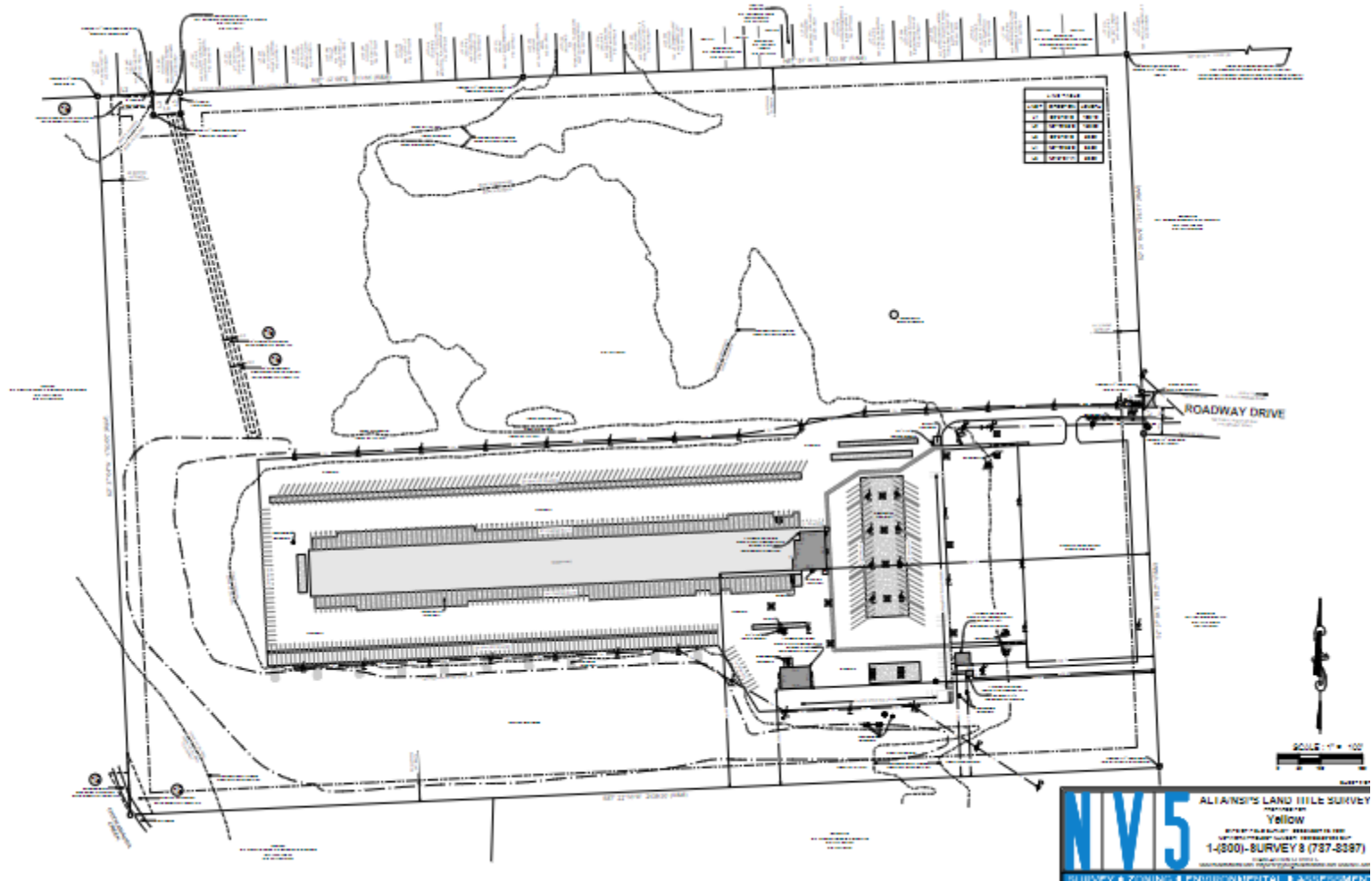
**Available**

# Building Specifications

Spec Type	Spec Details
Total SF	111,750 SF +/-
Main Bldg. SF	106,982 SF +/-
Other Bldgs. SF	4,768 SF +/-
Doors	200
Acreage	94.32 +/-
Clear Height (Ft)	12' – 13'
Current LXP	Spec Details
Parking Stalls	475 +/-
Year Built	1983
Total Office Area:	6,467 SF +/-
Interstate Access:	0.6 Miles to Interstate I-75 (2 min. drive time).
Zoning	"I-1" Light Industrial District

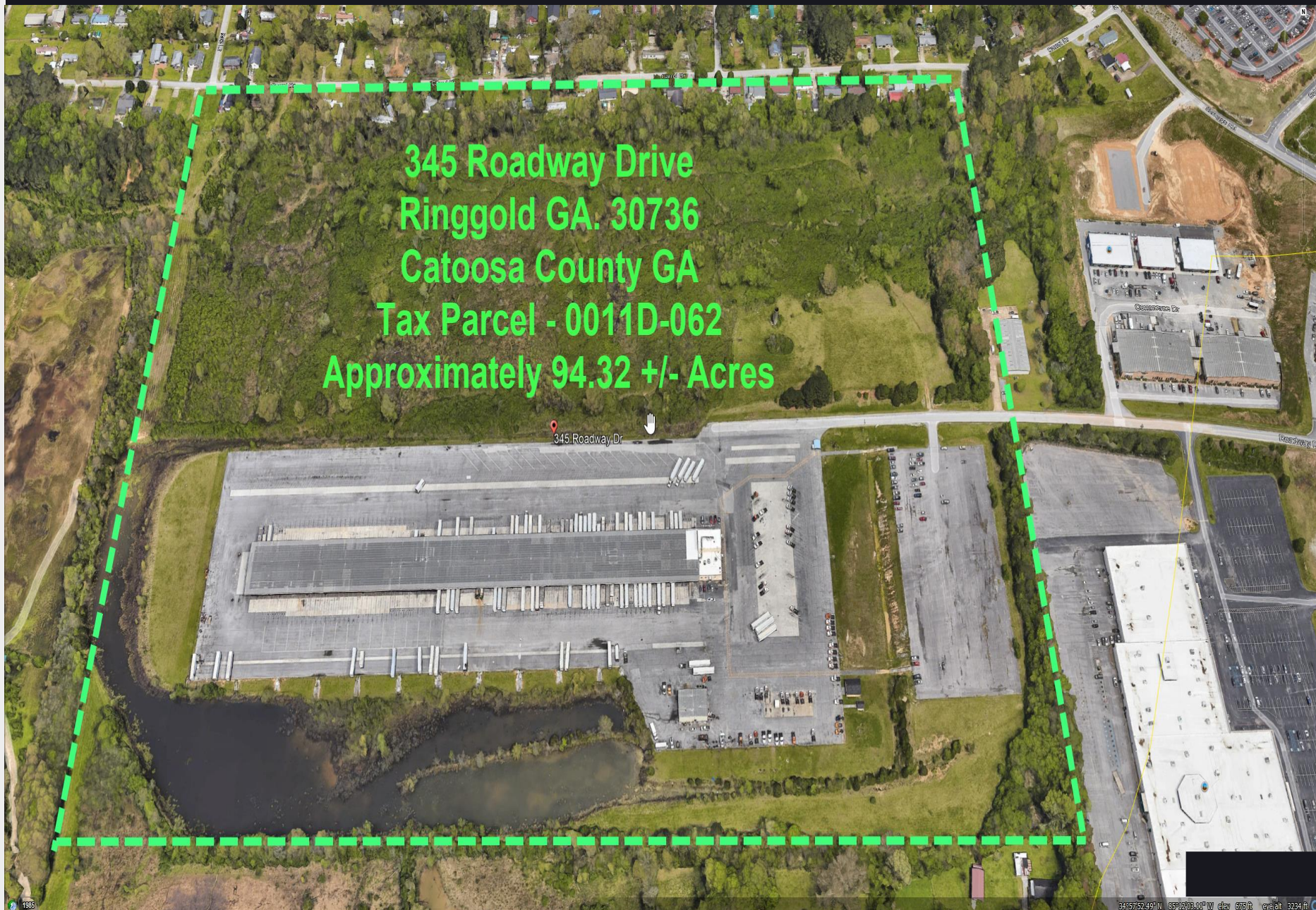


# Site Plan



# Aerial Map

345 Roadway Drive  
Ringgold GA. 30736  
Catoosa County GA  
Tax Parcel - 0011D-062  
Approximately 94.32 +/- Acres



# 345 Roadway Drive

## 111,750 SF Property Available

**Russell Elliott, SIOR, CCIM**

**Senior Vice President**

+1 423 413 6767

[russell.elliott@cbre.com](mailto:russell.elliott@cbre.com)

GA Lic. 206202

**CBRE**



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.