

BROCKWAY BUILDING

418 W Lake Ave, Rossville, GA 30741

LEASING FLYER

THE BROCKWAY BUILDING 418 W LAKE AVE

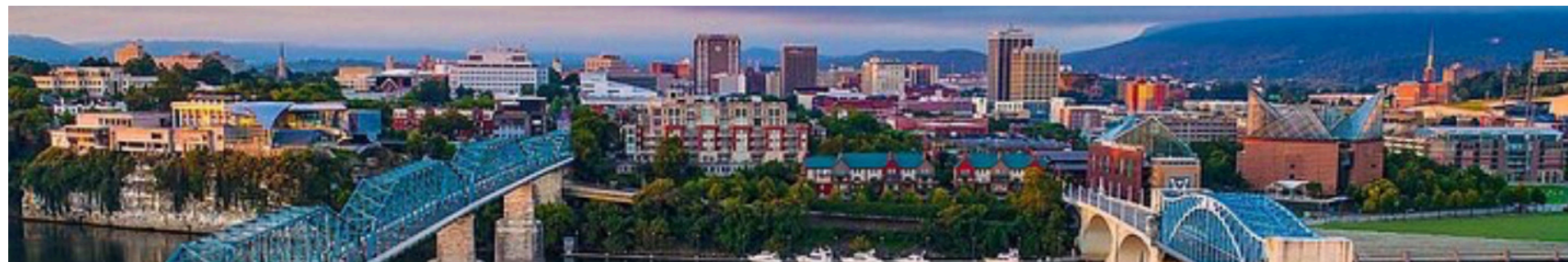
Year Built	1967-1969
Building Size	+/-119,478 SF
Lot Size	4.90 AC
Building Division	3 Sections: +/-53,000 SF, +/-20,000 SF, +/-47,000 SF
Docks/Drive-Ins	13/1
Clear Height	20'-28'

ABOUT

Introducing the Brockway Building: an expansive industrial facility spanning nearly 120,000 square feet, situated in Rossville, GA, an up-and-coming suburb of Chattanooga, TN. This property is located off of US Route 27, making it easily accessible by truck.

The property is about 5.5 mi from downtown Chattanooga and 8.3 mi from the Chattanooga Metro Airport. Chattanooga's strategic positioning places it between Knoxville, TN, Nashville, TN, Birmingham, AL, and Atlanta, GA, rendering it an exceptionally well-situated central hub.

Rossville, a highly incentivized market supported by the Georgia government, presents a promising landscape for growth and development. The region has numerous planned redevelopment projects within a few miles, further enhancing the prospects of this location.



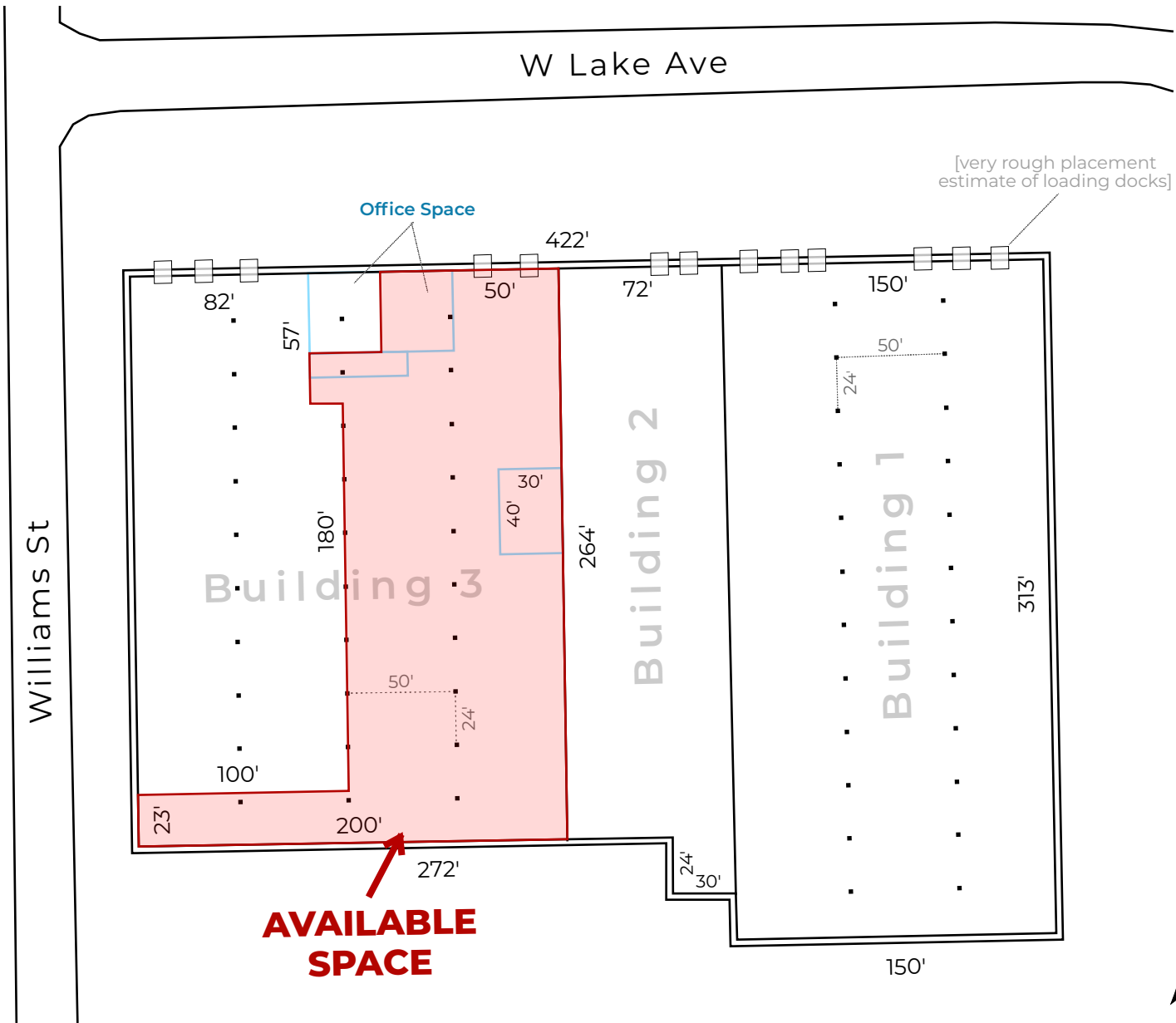
AVAILABLE SPACE OVERVIEW

Building 3

- Year Built: 1968
- Ceiling Height [Center]: 28'
- Ceiling Height [Eaves]: 20'
- Floor Slab Thickness: 6"
- Power: 208V
- Conditioned: No

AVAILABLE SPACE

- Size: +/- 30,000 SF
- Docks: 2



These floor plans are a sketch from estimates that are approximately correct to the best of our knowledge and are not to scale.





Brad Peters

bpeters@ipausa.com

858-209-4329

DRE#02025155

Emanuel Amir

emanuel@lajollaequities.com

281-216-2929

Nicole Aliezer

nicole@lajollaequities.com

713-447-1622