



PROPERTY DESCRIPTION

Position your operation in this 6,000 SF industrial building at 453 Schmitt Rd in Rossville. Configured for warehouse/distribution use, the single-story facility offers practical functionality with 2 grade-level doors to support loading, storage, and day-to-day operations. Renovated in 2026, a large lot enhances flexibility for circulation, access, and outdoor use, making the property well suited for a range of industrial users.

PROPERTY HIGHLIGHTS

- 6,000 SF industrial building
- Total Renovation in 2026
- Large lot for circulation and outdoor use
- Configured for warehouse and distribution use
- 2 grade-level doors for loading access
- New Roof Coating, Electrical Service, Office Space and HVAC
- Zoned C1
- Modified Gross Lease Type
- Owner Agent

LOCATION DESCRIPTION

1 Mile to Hwy 27
 5 Miles to I-75
 5 Miles to I-24
 6.5 Miles to Downtown Chattanooga

OFFERING SUMMARY

Lease Rate:	\$3,800 per month (MG)
Number of Units:	1
Available SF:	6,000 SF
Lot Size:	31,010 SF
Building Size:	6,000 SF



