



ADDRESS

25 WAREHOUSE WAY, ROSSVILLE, GA
(CHATTANOOGA MSA)

TYPE

WAREHOUSE

INVESTMENT

MULTI-TENANT

PRESENTED BY

WESTOVER INDUSTRIAL PARTNERS



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INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

Westover Industrial Partners is pleased to present 25 Warehouse Way, a 19,200 square foot multi-tenant industrial building in Rossville, Georgia within the Chattanooga MSA. Ten suites ranging from 800 to 3,200 square feet serve the submarket's strong small-bay demand profile.

At 100% occupied, a 10-month WALT, and five tenants on month-to-month agreements, the offering presents a straightforward mark-to-market opportunity for an incoming owner to reset rents with minimal execution risk.

Chattanooga has emerged as one of the Southeast's most active secondary industrial markets, anchored by Volkswagen's expanding manufacturing campus and a growing logistics corridor along I-75/I-24 – providing durable demand tailwinds for a repositioning play.



SALE PRICE

\$2,650,000

Property Type	Multi-Tenant Warehouse
Address	25 Warehouse Way
City, State, Zip	Rossville, GA 30741
Year Built	1991
Building SF	19,200
Lot Size	1.77 Acres
Suite Count	10
Occupancy	100%
WALT	10 months

INVESTMENT HIGHLIGHTS



- **Immediate Mark-to-Market Opportunity**

With a 10-month WALT and five of nine tenants on month-to-month agreements, an incoming owner has near-term flexibility to reset all in-place rents to current market rates with minimal lease-up execution risk.

- **100% Occupied with In-Place Cash Flow**

The property is fully occupied across all ten suites, providing an investor day-one income while executing a systematic rent repositioning strategy — a rare combination in the value-add small-bay segment.

- **Below-Market Rents Across the Rent Roll**

In-place rents average \$8.77/SF against a Chattanooga submarket asking rent profile that supports meaningful upside. The rent roll presents a clear path to NOI growth without requiring capital-intensive lease-up.

- **Ideal Suite Configuration Drives Deep Tenant Demand**

Suites ranging from 800 to 3,200 SF accommodate a broad spectrum of small-business users — contractors, service operators, trades, light manufacturing — creating a deep and diverse replacement tenant pool that supports leasing velocity and long-term occupancy.

- **Supplemental Income from Fenced Yard**

The property generates additional revenue from a separately leased fenced yard currently occupied by Branew on a month-to-month basis, providing an incoming owner optionality to re-price or reconfigure the outdoor storage component alongside the broader rent reset.

- **Chattanooga: High-Growth Secondary Industrial Market**

Chattanooga has emerged as one of the Southeast's most active secondary industrial markets, anchored by Volkswagen's expanding manufacturing campus, a dense concentration of automotive suppliers, and a strategic logistics position at the intersection of I-75 and I-24. The MSA has attracted significant industrial investment over the past decade, with sustained in-migration and a diversifying employer base continuing to generate small-bay demand from contractors, distributors, and last-mile operators.



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LEASE
SUMMARY

RENT ROLL



9
of Tenants

\$8.77
Avg Rent/SF

10 Months
WALT

Unit #	Tenant	RSF	% of Building	Monthly Rent	Rent Per SF	Lease Structure	Lease Expiration
Suite 25	Rossville Custom	1,600	8.33%	\$950.00	\$7.13	MG	Month to Month
Suite 26	KC Plumbing*	1,600	8.33%	\$1,250.00	\$9.38	MG	Month to Month
Suite 27	Icee Company	1,600	8.33%	\$1,308.89	\$9.82	MG	11/31/2028
Suite 28	KC Plumbing*	1,600	8.33%	\$1,250.00	\$9.38	MG	Month to Month
Suite 47	Terry Equipment	800	4.17%	\$900.00	\$13.50	MG	10/31/2028
Suite 49	Elmore-Davis	2,400	12.50%	\$1,350.00	\$6.75	MG	Month to Month
Suite 50	Private Individual	3,200	16.67%	\$2,750.00	\$10.31	MG	4/1/2027
Suite 69	Diamond Electric*	1,600	8.33%	\$900.00	\$6.75	MG	Month to Month
Suite 70	Apex	3,200	16.67%	\$2,480.00	\$9.30	MG	3/1/2028
Suite 71	Diamond Electric*	1,600	8.33%	\$900.00	\$6.75	MG	Month to Month
Fenced Yard	Branew	-	-	\$375.00	-	MG	Month to Month
TOTALS		19,200		\$14,413.89			10 Month WALT



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PROPERTY
INFORMATION

BUILDING & SITE SPECIFICATIONS

Year Built: 1991

Building Size: 19,200 SF

Lot Size: 1.77 Acres

Unit Count: 10

Layout: Warehouse / Office (Varies)

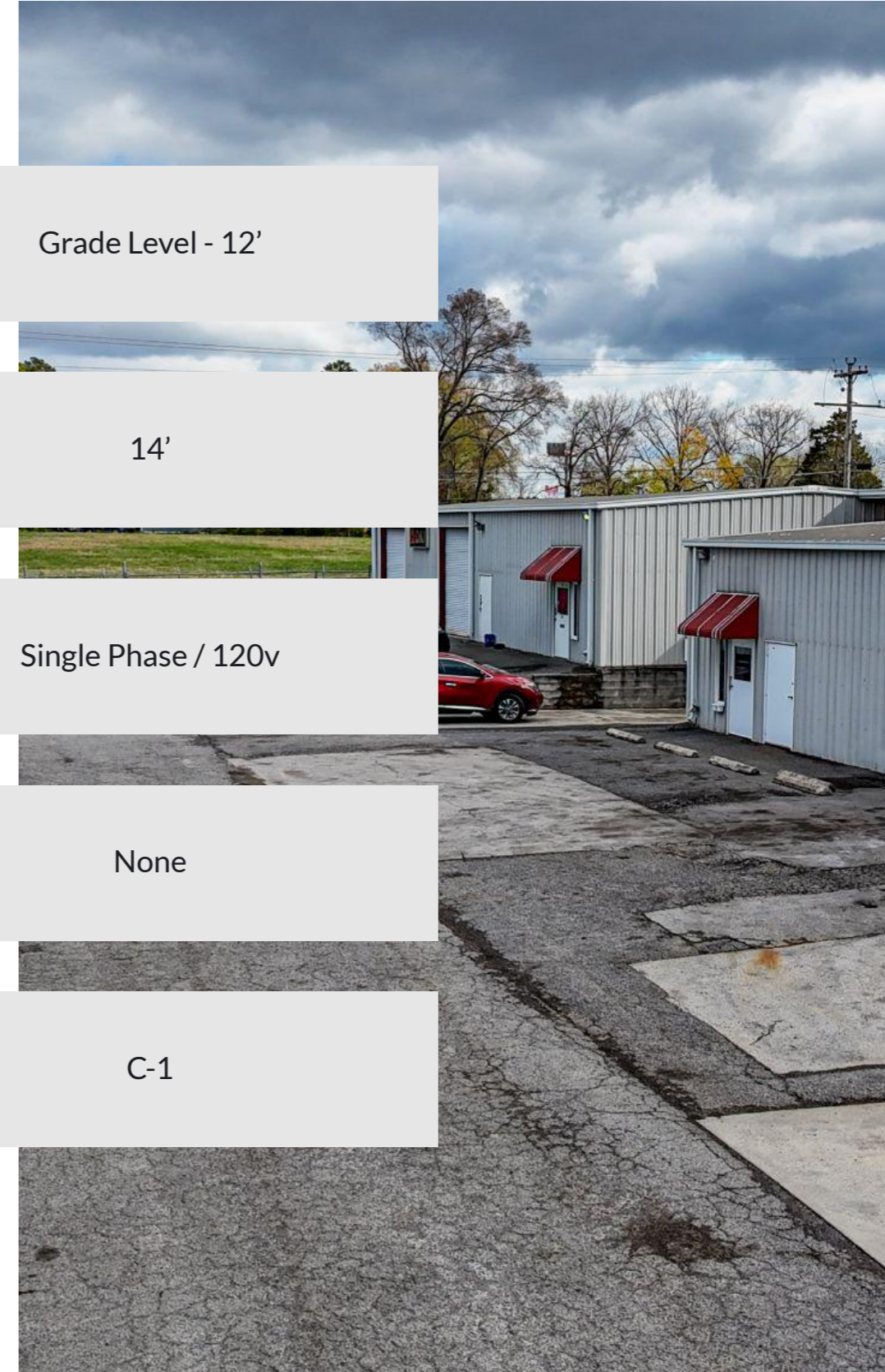
Doors: Grade Level - 12'

Clear Height: 14'

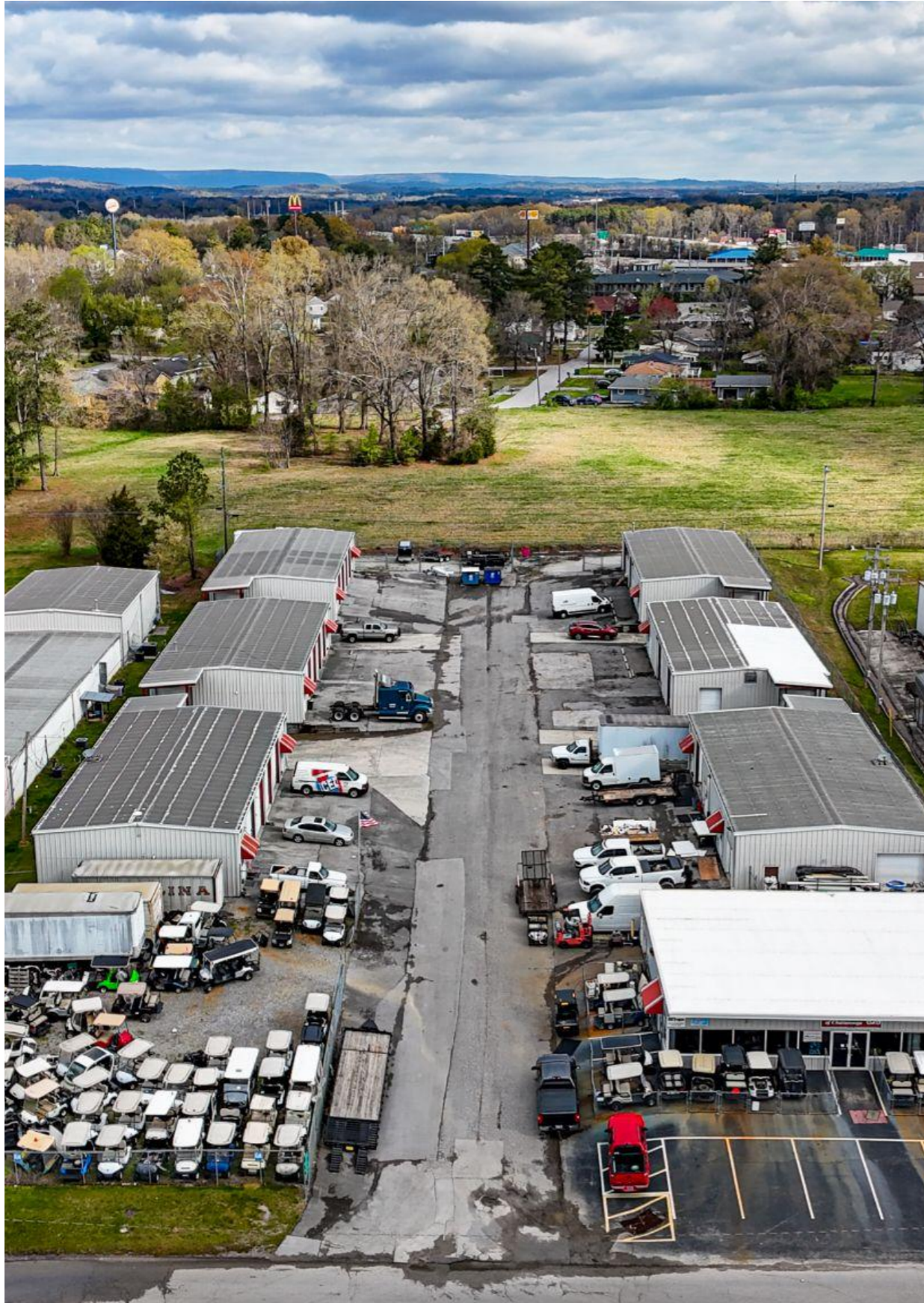
Power: Single Phase / 120v

Sprinklered: None

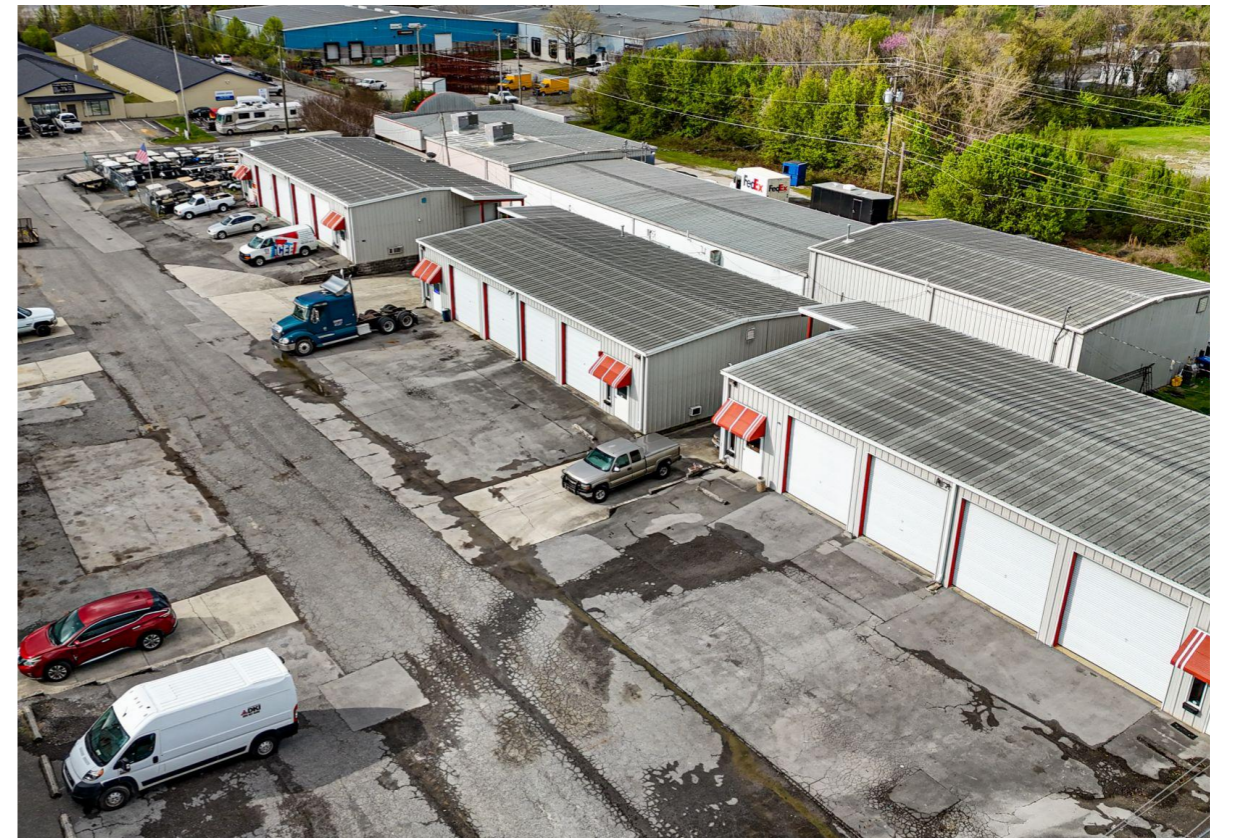
Zoning: C-1



PROPERTY IMAGES



PROPERTY IMAGES



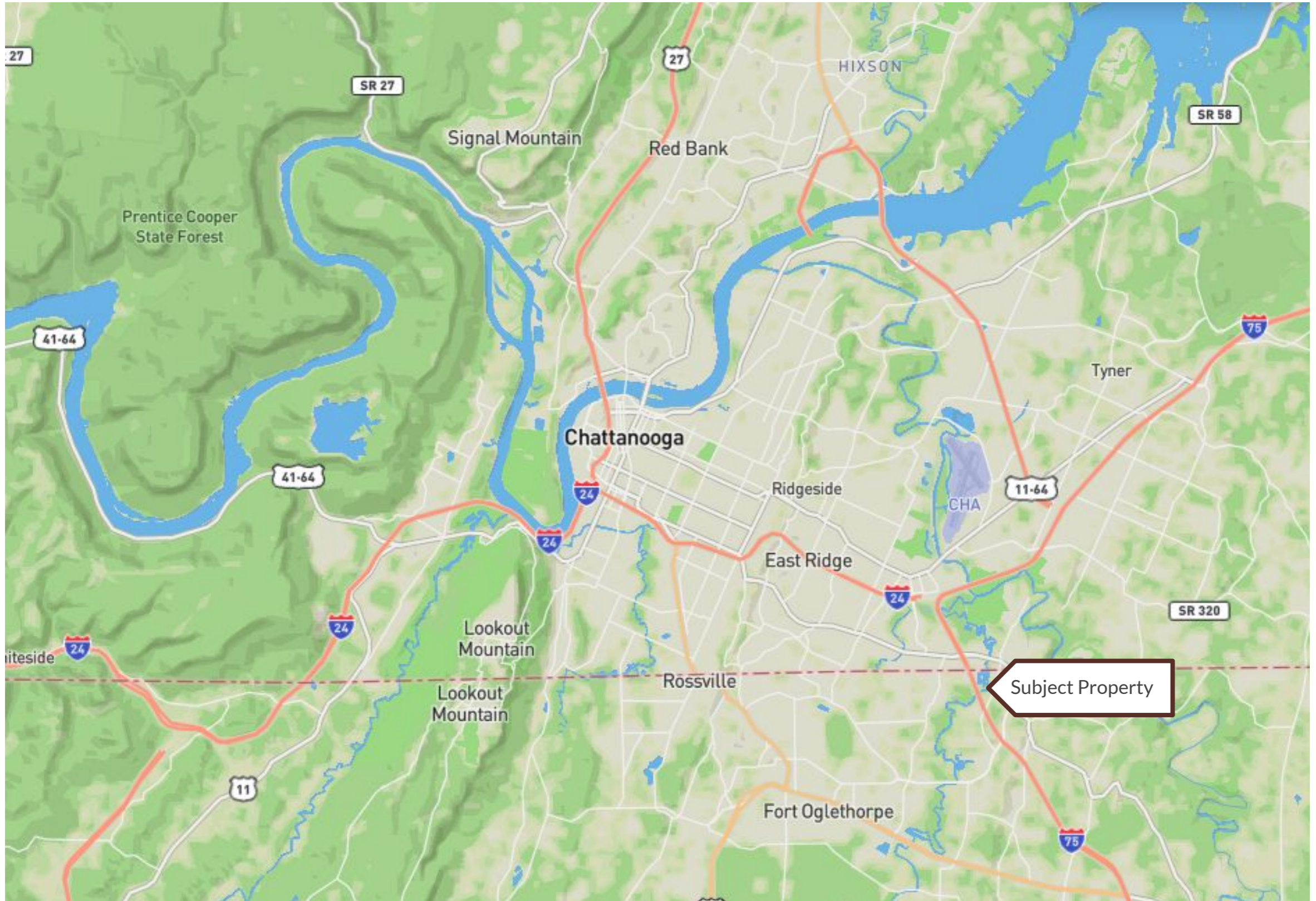




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AREA
OVERVIEW

LOCATION & MAP



DEMOGRAPHICS



Population	3 Mile	5 Mile	10 Mile
2024 Population	49,341	125,287	309,424

588.1K

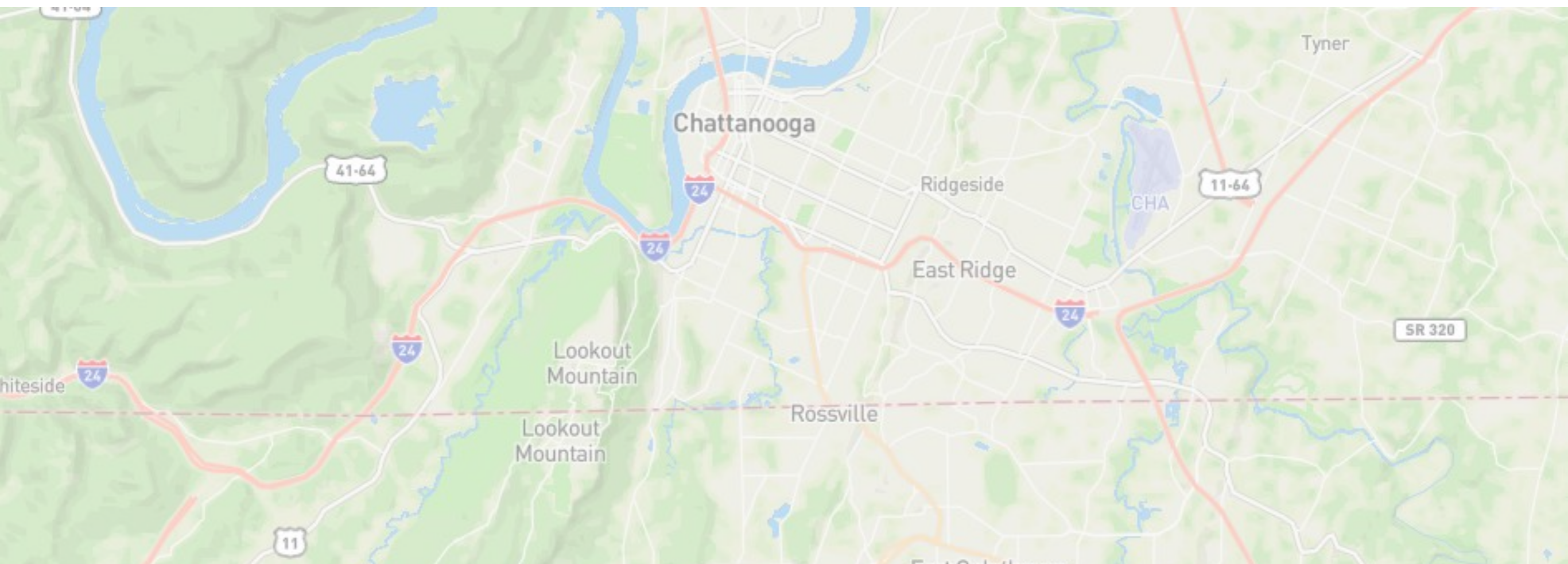
MSA
Population

Households	3 Mile	5 Mile	10 Mile
2024 Households	21,070	55,177	133,918

\$90.7K

AVG HH Income
(10 Miles)

Household Income	3 Mile	5 Mile	10 Mile
Avg Household Income	\$74,390	\$80,198	\$90,680



CHATTANOOGA, TN

Chattanooga has become one of the Southeast's most compelling secondary industrial markets, anchored by a diversified manufacturing base, strategic interstate access, and sustained population growth driving small-business formation and last-mile demand.

The regional economy centers on Volkswagen's 1,400-acre assembly campus, which has attracted a dense ecosystem of Tier 1 and Tier 2 automotive suppliers throughout the Hamilton County corridor. Amazon, Wacker Chemie, and a growing roster of logistics operators have further broadened the employment base, while the city's position at the confluence of I-75 and I-24 makes it a natural distribution node between Atlanta, Nashville, and Knoxville.

Industrial fundamentals reflect this momentum — vacancy in the flex and small-bay segment has remained tight, with asking rents trending upward as new supply has failed to keep pace with demand. For investors, Chattanooga offers a favorable risk-adjusted entry point relative to primary Southeast markets at a fraction of the basis.

\$13.93

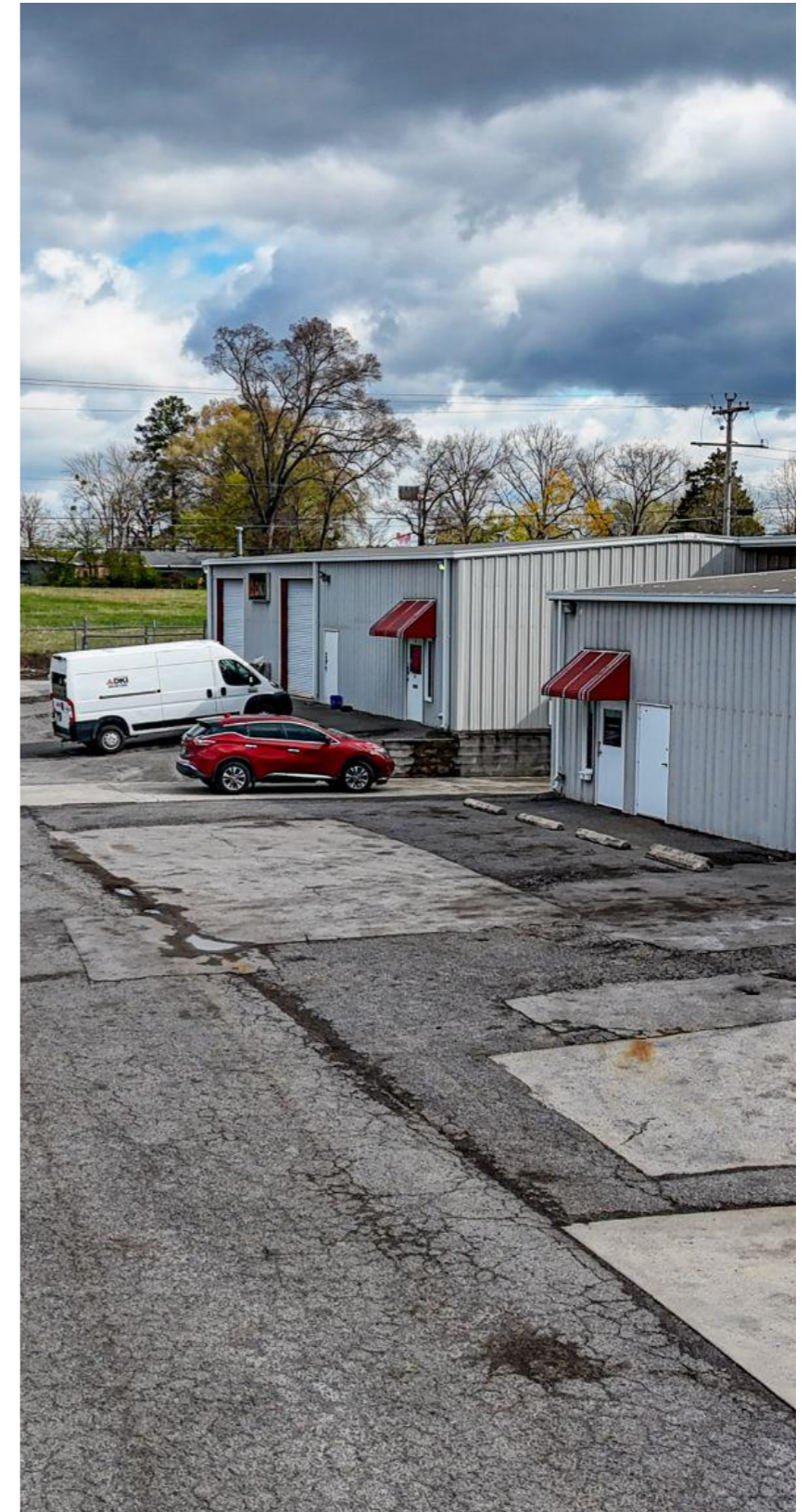
Market Asking Rent

3.10%

Annual Rent Growth

3.20%

Vacancy Rate



*Data sourced from Costar Market Research Report for Flex Industrial in Chattanooga, TN



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