

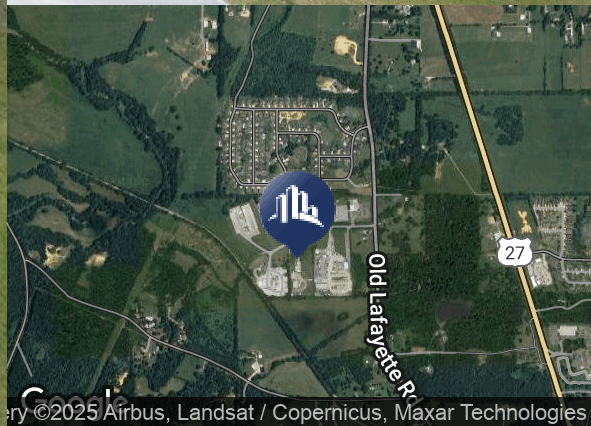
# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

**FOR SALE**  
\$1,500,000  
Industrial Property

## PROPERTY FEATURES

- 18' and 19' Center Clear.
- Two Buildings
- Over 5 acres
- Great truck access
- Drop yard for trailer storage.
- Total Approx. 12,700 SF



**Matthew Bonnett**  
AGENT  
423.605.5417  
Mbonnett@SectorCommercial.com  
TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

# FOR SALE

Industrial Property

## PROPERTY DESCRIPTION

185 Industrial Dr offers the drop yard and warehouse space you have been looking for in a designated Industrial Park! 5.3 acres combined between two parcels with two industrial buildings. Less than 1 mile from Hwy 27 and 7 miles south of Battlefield Pkwy.

Approx. 4 acres is flat and usable as is and a majority has a gravel base that grass has grown through.

Both buildings are on the same parcel.

Building 1:

Approx. 7,400 sf with 2,300 sf updated office,

1 dock loading platform with a 10x10 door

Drive through bay with a 14' wide and 15' tall door at each end.

12' 6" center clear in the low roof area and 14' 6" - 18' Clear in the tall warehouse area.

Gas space heaters for warehouse and HVAC for the office.

2 restrooms for office and 2 for shop.

Building 2:

5,300 SF with Mezzanine office space. Workshop buildout in one bay plus a full functioning paint booth.

6 Drive in doors 14' wide and 16' tall.

14'6" Eaves and 19' Center Clear Height.

Floor drains.

Gas space heaters and hard plumbed for compressed air.

Amperage and phase of electric TBD.

## LOCATION DESCRIPTION

Less than 1 mile from Hwy 27 and 7 miles south of Battlefield Pkwy. 5 acre lot in an industrial park.



**Matthew Bonnett**

AGENT

423.605.5417

Mbonnett@SectorCommercial.com

TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

# FOR SALE

Industrial Property



**Matthew Bonnett**  
AGENT  
423.605.5417  
Mbonnett@SectorCommercial.com  
TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)

# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

# FOR SALE

Industrial Property



**Matthew Bonnett**  
AGENT  
423.605.5417  
Mbonnett@SectorCommercial.com  
TN #367774 | GA #430285

Each office independently owned and operated.

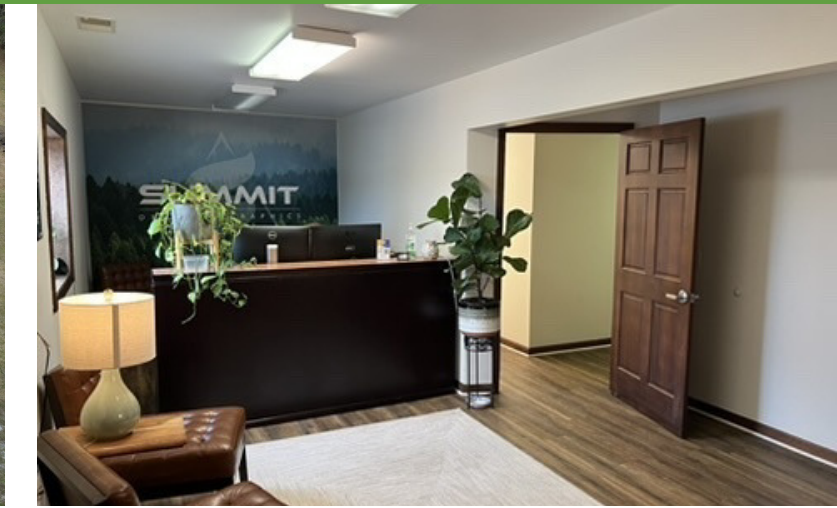
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

# FOR SALE

Industrial Property



**Matthew Bonnett**  
AGENT  
423.605.5417  
Mbonnett@SectorCommercial.com  
TN #367774 | GA #430285

Each office independently owned and operated.

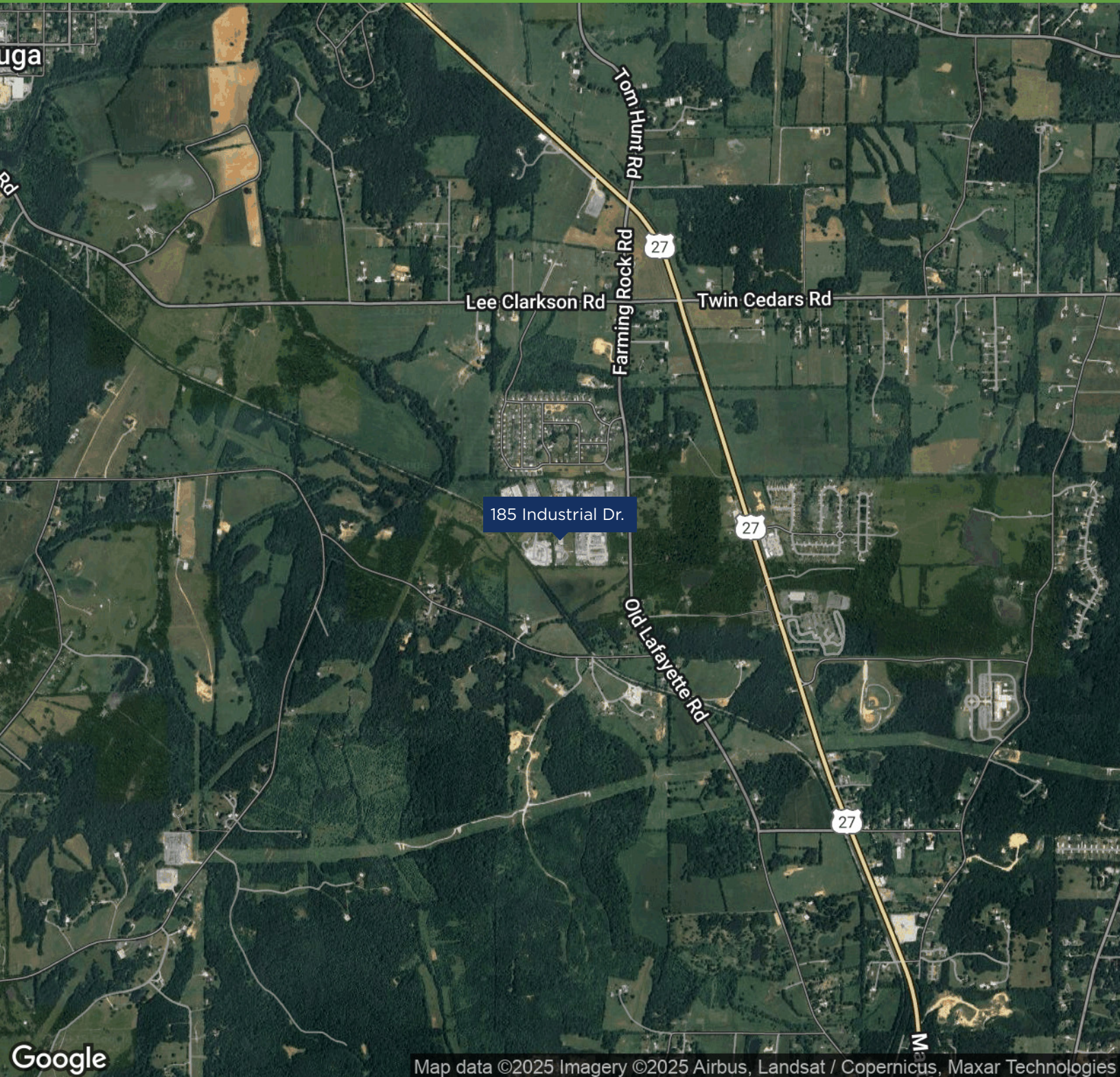
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

**FOR SALE**

Industrial Property



185 Industrial Dr.

Lee Clarkson Rd

Tom Hunt Rd

Farming Rock Rd

Twin Cedars Rd

Old Lafayette Rd

27

27

27

M

Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



**Matthew Bonnett**  
AGENT  
423.605.5417  
Mbonnett@SectorCommercial.com  
TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)

# 185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

**FOR SALE**

Industrial Property



**MATTHEW BONNETT**

Agent

Mbonnett@SectorCommercial.com

Direct: **423.605.5417**

GA #430285 // TN #367774 /

## PROFESSIONAL BACKGROUND

I'm an Industrial Warehouse specialist focused on Chattanooga, TN and the North Georgia submarkets north of Atlanta. I have 50 completed transactions (leasing + sales) with national and local clients; recent notable: 165,000 SF warehouse sale in GA.

I work with shallow-bay multi-tenant and single-tenant properties from 5,000 SF to 300,000 SF, and my services include Buyer and Seller rep, Net Leased Investment Sales, and Tenant or Landlord representation. I actively source on/off-market to keep real options in front of you.

423-605-5417 • MBonnett@SectorCommercial.com

### RealSmart

7825 Stonehenge Drive  
Chattanooga, TN 37421



**Matthew Bonnett**

AGENT

423.605.5417

Mbonnett@SectorCommercial.com

TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.