



Flexible Warehouse & Office Sublease on W Lake Ave

418 W LAKE AVE | ROSSVILLE, GEORGIA 30741

\$7.00 – \$12.00 /SF/YR

MODIFIED GROSS | ALL-IN RATE

30,000

WAREHOUSE SF AVAILABLE

4,800

OFFICE SF INCLUDED

I-2

HEAVY INDUSTRIAL ZONING

Flexible warehouse and office space available for sublease at 418 W Lake Ave in Rossville, Georgia. The property provides a practical opportunity for industrial, contractor, storage, distribution, manufacturing, or service-related users needing functional space in the greater Chattanooga/Rossville market. Ownership is willing to lease 10,000 to 30,000 square feet of warehouse space, with 4,800 square feet of office space included — ideal for a tenant needing a combination of shop, storage, production, operations, and administrative space in one location.



CHRIS HICKS

Twelve Stones Property

Group

(423) 451-6471 | (423)

345-9990

CMH@TWELVESTONESPG.COM

JEFF DODSON

KW Commercial

(423) 400-1984 | (423)

664-1600

JEFFDODSON@KW.COM

AT A GLANCE

ADDRESS	418 W Lake Ave, Rossville, GA 30741
LISTING TYPE	Sublease
LEASE TYPE	Modified Gross (All-In)
ASKING RATE	\$7.00 – \$12.00 /SF/YR
WAREHOUSE SF	10,000 – 30,000 SF Available
OFFICE SF	4,800 SF Included
ZONING	I-2 Heavy Industrial
COUNTY	Walker County, Georgia
LOADING	Dock-High Loading Doors
CEILING HEIGHT	Warehouse Clear Height
PARKING	On-Site Parking Available
UTILITIES	All Utilities On-Site

20,000+ VPD

AVERAGE DAILY TRAFFIC — CHICKAMAUGA AVE / US-27

POTENTIAL USES (I-2 ZONING)

- ◆ Warehousing / Distribution
- ◆ Contractor / Trade Shop
- ◆ Storage / Fulfillment
- ◆ Light Industrial / Flex
- ◆ Food Processing / Cold Storage
- ◆ Manufacturing / Assembly
- ◆ Service / Repair Operations
- ◆ Equipment / Fleet Yard
- ◆ Wholesale / Import-Export
- ◆ Logistics / 3PL Operations

PROPERTY EXTERIOR

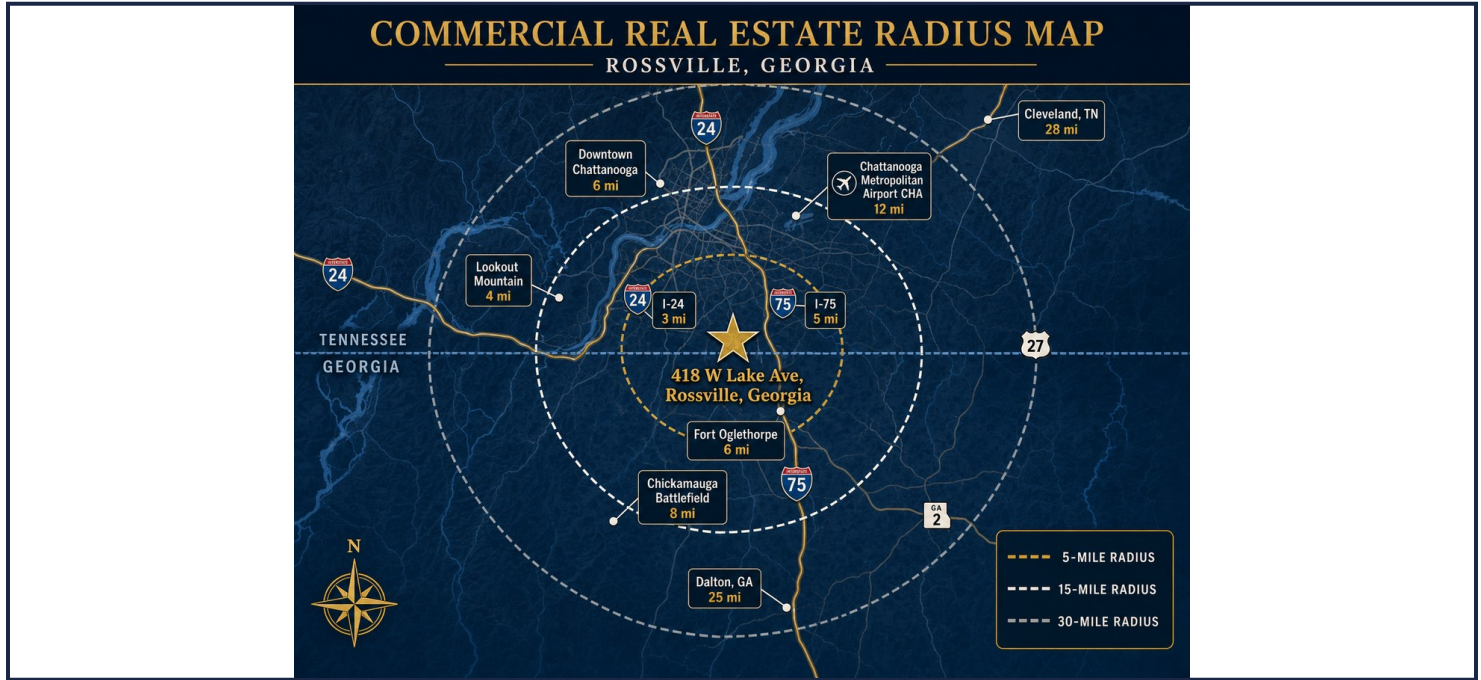


KEY HIGHLIGHTS

- ◆ Up to 30,000 SF of warehouse plus 4,800 SF office — flexible to lease 10,000 SF minimum
- ◆ I-2 Heavy Industrial zoning supports a wide range of uses, subject to local approval
- ◆ Modified Gross lease — one monthly payment covering rent and allocated expenses
- ◆ Located just 6 miles from downtown Chattanooga with quick access to I-24 and I-75
- ◆ Established industrial corridor on W Lake Ave — proven location for industrial tenants
- ◆ Chattanooga metro growing at 2x the national rate — nearly 595,000 residents
- ◆ Industrial vacancy at just 3.6% with avg rents at \$7.54/SF (CoStar Q1 2026)

3.6%
CHATTANOOGA INDUSTRIAL VACANCY
— Q1 2026

\$7.54/SF
AVG. INDUSTRIAL RATE —
CHATTANOOGA MSA



AREA RADIUS MAP — ROSSVILLE, GEORGIA

595,000+
CHATTANOOGA METRO POPULATION (2025)

2x National Rate
METRO POPULATION GROWTH (2020–2025)

\$59,191
MEDIAN HOUSEHOLD INCOME — ROSSVILLE

64.9M SF
INDUSTRIAL INVENTORY — CHATTANOOGA MSA

NEARBY BUSINESSES & SERVICES

- Walmart Supercenter
- Lowe's
- AutoZone
- Dollar General
- Food City
- Walgreens
- McDonald's
- Tractor Supply
- Multiple Banks

MAJOR AREA EMPLOYERS & ANCHORS

- Volkswagen
- Amazon
- BlueCross BS TN
- Unum Group
- Erlanger Health
- Shaw Industries
- Roper Corp.
- Hitachi Astemo
- TVA / EPB

KEY DISTANCES

DOWNTOWN CHATTANOOGA	6 Miles / 12 Min
I-24 INTERSTATE ACCESS	~3 Miles
I-75 INTERSTATE ACCESS	~5 Miles
CHATTANOOGA AIRPORT (CHA)	12 Miles
FORT OGLETHORPE, GA	6 Miles
DALTON, GA (CARPET CAPITAL)	25 Miles
ATLANTA, GA	120 Miles
NASHVILLE, TN	135 Miles

MARKET CONTEXT

◆ The Chattanooga metro area added 31,000+ residents from 2020–2025, growing at more than double the national average. The industrial market remains tight at 3.6% vacancy with strong demand from manufacturing, logistics, and distribution users. Walker County offers competitive operating costs with proximity to major interstates and the broader Chattanooga labor pool.

Contact Listing Agents for Pricing & Details

CHRIS HICKS

Twelve Stones Property Group
1300 Broad St, Suite 301 | Chattanooga, TN 37402
(423) 451-6471 Mobile | (423) 345-9990 Office
CMH@TWELVESTONESPG.COM
WWW.TWELVESTONESPG.COM

JEFF DODSON

KW Commercial
The Webster-Dodson Team | Chattanooga, TN 37408
(423) 400-1984 Mobile | (423) 664-1600 Office
JEFFDODSON@KW.COM
KW.COM