

185 Industrial Dr

185 INDUSTRIAL DR, CHICKAMAUGA, GA 30707

FOR SALE OR LEASE
\$1,500,000 / \$8 SF NNN
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
- Vacant at Sale Currently
- 5,300 SF or 7,400 SF



Matthew Bonnett
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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.

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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 the 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.

Buildings can be leased together or separately and parking can be negotiated if split.

LOCATION DESCRIPTION

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



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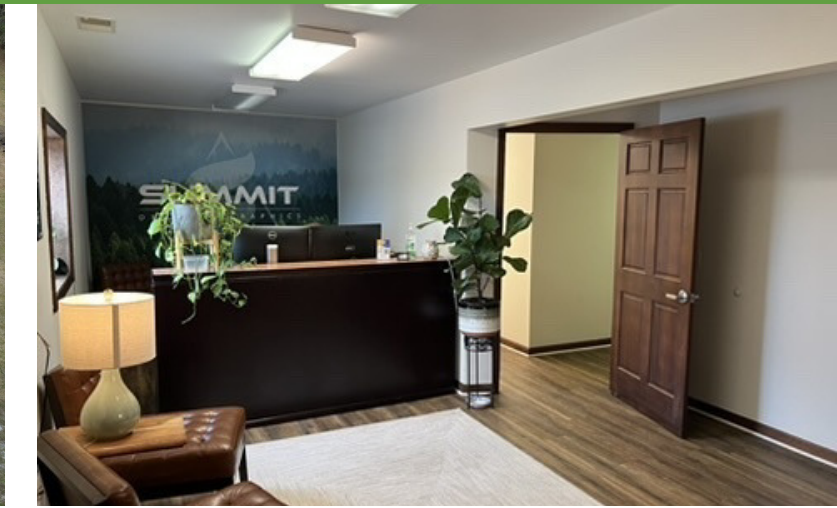
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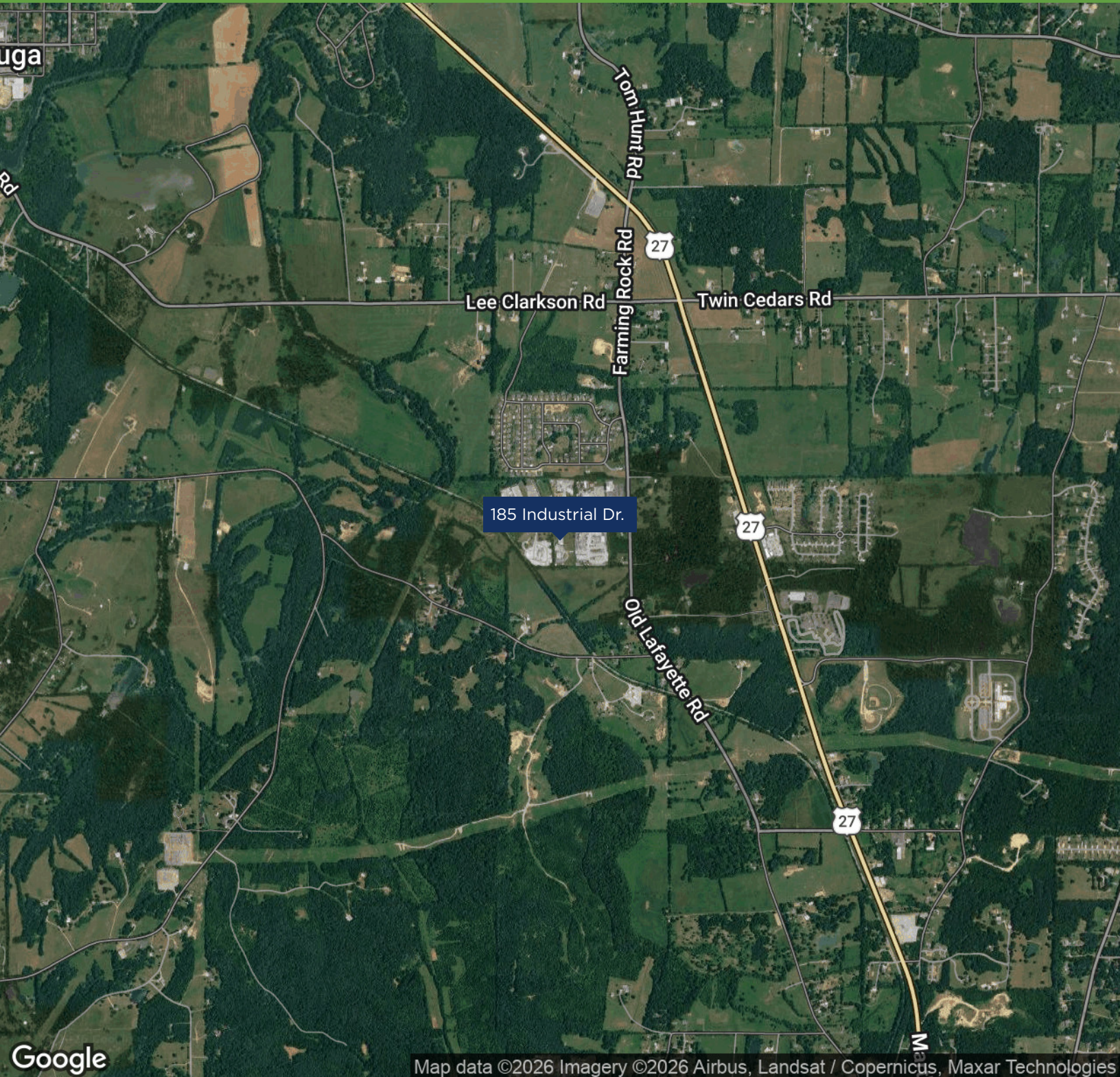
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Google

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www.SperryCGA.com

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MATTHEW BONNETT

Agent

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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.

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RealSmart

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