



**1018 APPLING
STREET**

CHATTANOOGA, TN 37406

**±3.0-ACRE COMMERCIAL /
INDUSTRIAL OPPORTUNITY**



**SIGNATURE
BROKERS**

Presented by **Sarah Barrott** | The Barrott Team | Better Homes and Gardens Real Estate Signature Brokers



THE OPPORTUNITY

Executive Summary

1018 Appling Street offers an opportunity to acquire approximately three acres in an established Chattanooga commercial/industrial corridor. Public property data reports an approximately 1,920-square-foot office building constructed in 2006, with the site associated with a long-standing trucking operation.

The property is well suited for an owner-user seeking a Chattanooga operations base with office space and land for fleet, equipment, service, contractor, distribution or related commercial/industrial needs, subject to zoning, floodplain, access and site-plan verification.

±3.0 AC	±1,920 SF	2006	127N-D-013
SITE AREA	REPORTED OFFICE	YEAR BUILT	PARCEL

- **Current / Recent Use:** trucking and transportation operations
- **Positioning:** owner-user headquarters, contractor, fleet, service, equipment yard, warehouse/distribution support or redevelopment
- **Land Story:** approximately three acres should be evaluated based on usable acreage, access, zoning, floodplain, utilities and development potential
- **Offering:** asking price and exact sale inclusions to be confirmed by listing broker





WHY 1018 APPLING

Property Highlights

Functional Owner-User Setting

Office improvements plus substantial land create flexibility for businesses needing administrative space and room for vehicles, equipment, materials or future improvements.

Established Business Corridor

The surrounding area includes warehouse, distribution, industrial supply, contracting and service-oriented uses.

Chattanooga Address

The location supports access to regional labor, customers, vendors and Chattanooga's transportation network.

Existing Improvements

The office interior includes private work areas, reception / waiting space, breakroom / kitchen facilities and accessible-style restroom improvements.

Flexible Marketing Story

Market to operating companies as a headquarters / yard opportunity while preserving potential investor or redevelopment appeal.

Land-Driven Value

The site's acreage may be as important as the office improvements for an industrial or commercial purchaser.





PROPERTY PHOTOGRAPHY

Professional Office Improvements

The office component provides a professional environment for management, dispatch, administration or client-facing operations. Marketing photographs have been digitally decluttered and brightened for presentation; prospective purchasers should inspect the property to confirm current condition and contents.





SUPPORTING DAILY OPERATIONS

Interior Amenities

The existing office includes breakroom / kitchen facilities, multiple work areas, waiting / reception space and restroom facilities that can support a range of owner-user operations.





SUBJECT TO VERIFICATION

Potential Business Uses

Potential uses must be confirmed against the current Chattanooga zoning ordinance, official zoning map, floodplain requirements, building code, access standards and applicable permits.

Fleet / Transportation	Dispatch, vehicle staging, fleet operations and support functions.
Contractor Headquarters	Office plus room for work vehicles, trailers, tools, equipment and materials.
Industrial Service Business	Field-service companies needing administrative space and an operations yard.
Warehouse / Distribution Support	Storage, last-mile, service or distribution-oriented users where site configuration permits.
Equipment / Vehicle Operations	Businesses requiring secure outdoor area in addition to office functions.
Redevelopment / Repositioning	Longer-term evaluation based on zoning, usable acreage, floodplain and infrastructure.

Buyer due diligence: independently verify zoning, permitted uses, floodplain, utilities, environmental condition, access, boundaries, easements, building area and site capacity.



PRESENTED BY

Schedule a Property Tour



Sarah Barrott

The Barrott Team

Better Homes and Gardens Real Estate Signature Brokers

1018 Appling Street
Chattanooga, TN 37406

Asking Price: Contact Listing Agent

Showings: By Appointment

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Disclaimer: Information has been obtained from sources believed reliable but has not been independently verified. No warranty or representation is made as to accuracy or completeness. Prospective purchasers should conduct their own investigation of all matters material to a purchase. Marketing images may have been digitally decluttered or enhanced for presentation.