

Executive Summary

Flexible Office + Warehouse Property with Expansion Lot Near Rossville Blvd & Interstate 24

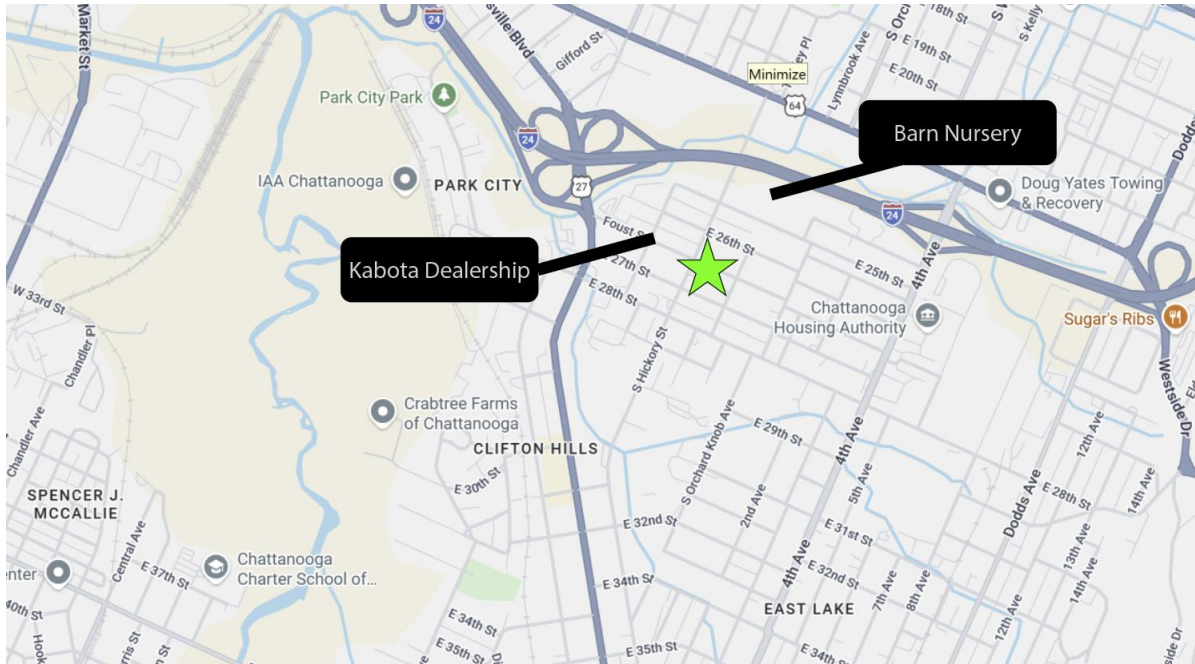
For Sale By Owner

Offered at \$549,000

1700-1702 Foust Street
Chattanooga, TN 37407



Location



Property Highlights

- **Front Office Space:** 4 separate offices, common area, kitchenette, full bathroom, exposed brick, 11' 6" ceiling
- **Warehouse:** ~1,740 SF with roll-up door, dock-height double doors, 3-phase power, 12' 5" ceiling
- **Basement:** 625 SF with exterior access, sump pump, and dehumidification
- **Adjacent Lot Included:** Ideal for parking, storage, or future expansion
 - **Total land:** ~0.33 acres (combined)

Property Description

Building information:

This building is made up of two primary zones plus a basement:

- Front Office: ~1,250 SF
 - Configuration
 - 4 separate offices
 - Common area
 - Kitchenette
 - Full bathroom
 - Constructed circa 1920
 - Exposed brick walls
 - 11' 6" ceiling
- Rear Warehouse: ~1,740 SF
 - Configuration
 - 2 main rooms (separated by a floating wall, could be removed)
 - Bathroom
 - Constructed circa 1989
 - 2 mini-splits for climate control
 - 10 ft roll-up door
 - Double-door at dock height
 - 12' 5" ceiling
- Basement: ~625 SF
 - Exterior entrance
 - 6' ceiling

Land Area:

- 1700 Foust St: 0.17 acres
- 1702 Foust St (Adjacent lot): 0.16 acres

Electric: 3-Phase

HVAC: One unit services the front office area. Two mini-splits serve the warehouse.

Current Occupancy: Owner currently occupies the building. Owner could be interested in leasing a portion of the building post-sale if buyer would like to discuss.

Recent Capital Improvements

- Full roof replacement (2022)
- Warehouse ceiling spray-foam insulation installed (2021)
- Warehouse mini-splits installed (2022)
- Front siding replaced (2023)

Pictures

Exterior:



Corner of Foust Street and South Hickory Street



Front entrance



Dock-height double-doors to warehouse. Includes adjacent lot with existing curb cut.



Exterior Basement Access





Additional exterior doors: Double-doors to office, single door to warehouse, roll-up door to warehouse

Front office:



Functional and accessible kitchenette



Common area: character and functionality



1 office (left), three offices + full bathroom (right)





Clean offices with classic exposed brick and high ceiling

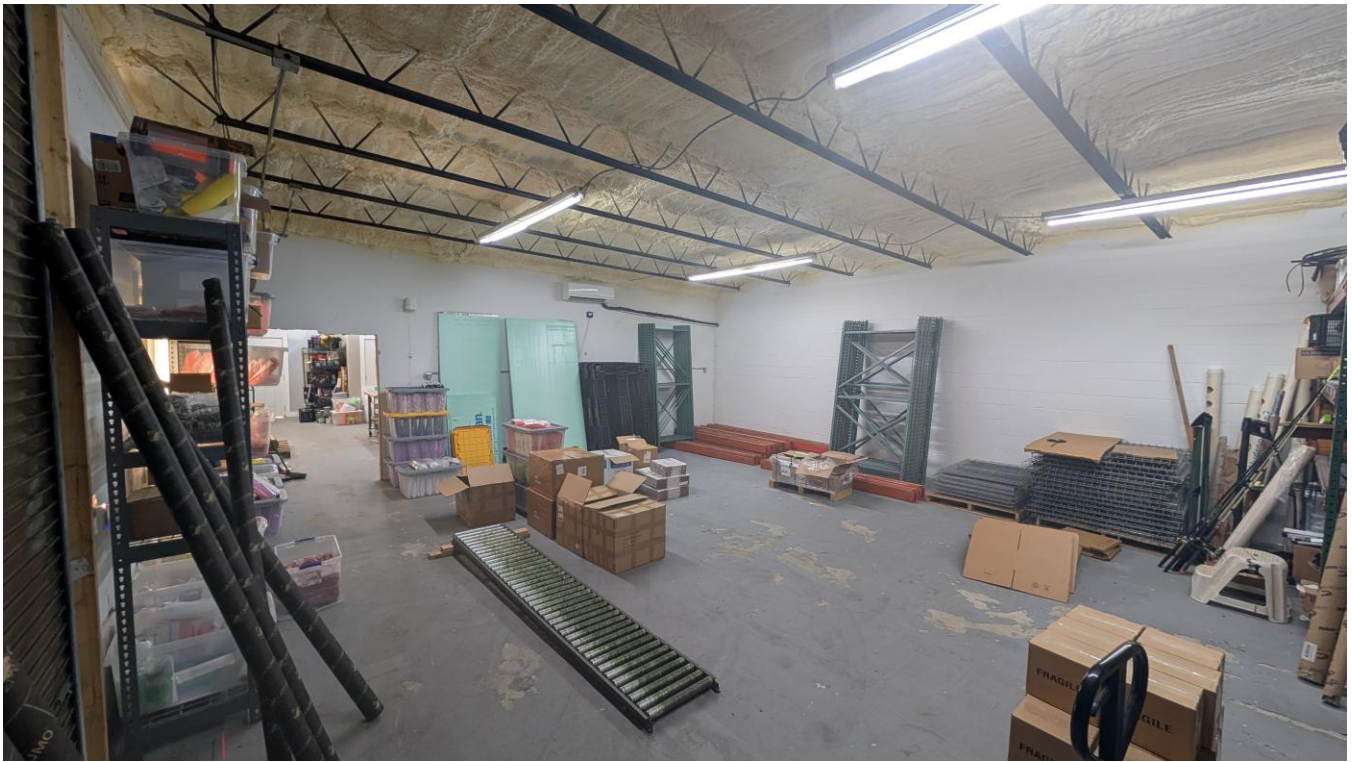


Bathroom with shower



Main electric panel

Warehouse:



Slab floor, open span, 12' 5" ceiling



10 ft roll-up door



Warehouse bathroom and mop sink (right)



Floating center wall could be removed to make a wide-open space



Warehouse Sub-Panel

Basement:



Basement sits under a portion of the front office area



Exterior basement access

GIS Zoning Map I-L (via https://gismaps.hamiltontn.gov/Html5Viewer/index.html?viewer=GISM05.GIS_HTML51):



GIS Flood Map (via https://gismaps.hamiltontn.gov/Html5Viewer/index.html?viewer=GISM05.GIS_HTML51):



Opportunities

Investment

- Strategic location along a rapidly evolving Rossville Boulevard corridor with active buyer demand and ongoing area improvements
- Value-add potential through lease-up, repositioning, or long-term hold in a supply-constrained flex/industrial market
- Easy accessibility near Interstate 24, supporting tenant demand and long-term desirability

Owner-Occupant

- Functional office + warehouse space with roll-up door, ideal for contractors, service-based businesses, and e-commerce
- Adjacent lot provides flexibility for expansion, storage, or additional parking
- Quick access to Interstate 24 in both directions, enabling efficient daily operations

Status: For availability and additional information, please contact Daniel Leake directly.

Site visits/walkthroughs must be arranged in advance with Daniel Leake

Sale Structure and Information

This property is offered by the owner, Daniel Leake (member, DJL Properties, LLC).

No assignment contracts or wholesaler inquiries.

Brokers: any buyer-agent fees will be paid by buyer.

At this time, no seller financing is offered.

LOI's should be sent to: djlpropertiesnllc@gmail.com and should be accompanied by proof of funds to be considered.

\$20,000 earnest money deposit required at execution of purchase agreement.
Deposit becomes non-refundable at the expiration of the due diligence period.

Confidentiality

It is acknowledged by reader that information furnished in this Executive Summary is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by reader, may cause serious damage;

therefore, reader agrees not to disclose it without the express written permission of Daniel Leake (member, DJL Properties, LLC.)

Disclaimer

Owner, Daniel Leake, has prepared this Executive Summary, which contains brief, selected information pertaining to the business and affairs of the property. The information contained herein does not purport to be all inclusive nor does it purport to contain all of the information representative of the property. Daniel Leake, DJL Properties, LLC., nor any of its respective partners, officers, employees or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein or otherwise expressed and conveyed and no legal liability is assumed or shall be implied with respect hereto.

Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, especially, are based on various assumptions and subjective determinations as to which no guaranty or assurance is given.

Potential investors are recommended and urged to perform their own examination and investigation and not to rely on the information contained within this document or other materials otherwise provided.

Contact Information

Please contact me at the phone number or email address listed below if you are an interested party, or if you require further information.

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