

Industrial Showroom, Office & Warehouse

±13,325 SF | Outdoor Storage | I-75 = 3 Minutes



Table of Contents

- 03 PROPERTY OVERVIEW
- 04 PHOTOS
- 07 IN THE AREA
- 08 ABOUT THE AREA
- 09 CHATTANOOGA
- 10 DEMOGRAPHICS
- 11 ABOUT BULL REALTY
- 12 TEAM PROFILE
- 13 CONFIDENTIALITY AGREEMENT



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Property Overview

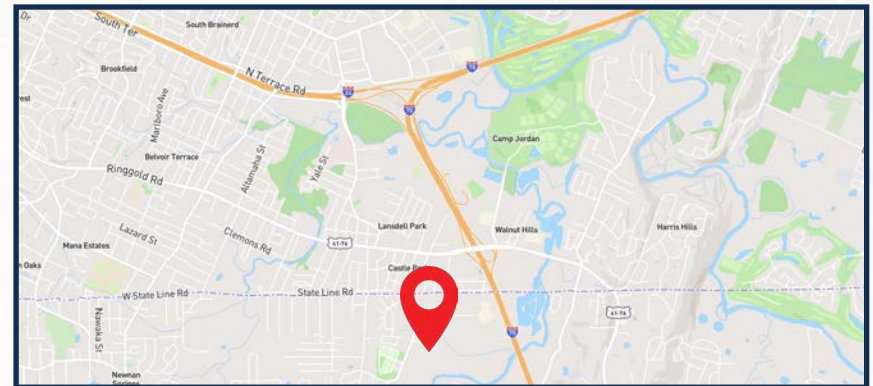
Modern industrial showroom and warehouse facility offering 18 FT clear heights, high power and water capability, and nearly one acre of land within minutes of I-75 and Chattanooga.

HIGHLIGHTS

- ±13,325 SF industrial showroom and warehouse facility on ±0.92 acres
- Built in 2007 with modern construction and updated interior improvements including executive quality front office and entranceway
- Beautifully renovated office and showroom space featuring a grand lobby with spiral staircase and floor-to-ceiling glass
- Flexible office layout with modern kitchen, break area, and multiple conference / sales rooms
- Large warehouse area with 18 FT clear heights
- Five total drive-in doors providing operational flexibility
- Dual power capability including both single-phase and 3-phase service
- Recently upgraded 1-inch water lines
- Updated restroom facilities including shower
- Abundant on-site parking with room to expand
- Located within the established Mack Smith Business Center industrial corridor
- Approximately 1 mile to I-75 with immediate access to Chattanooga, TN and the greater MSA
- Catoosa County Unincorporated
- Abundant parking areas

ADDRESS	155 Hunt Dr Rossville, GA 30741
MUNICIPALITY	Unincorporated
COUNTY	Catoosa
BUILDING SIZE	±13,325 SF
SITE SIZE	±0.92 Acres
ZONING	C-1
PARCEL ID	0010B036008
YEAR BUILT	2007
# OF PARKING SPACES	10
SIGNAGE	Monument
POWER	Single Phase & 3-Phase
CEILING HEIGHT	18 FT
# OF DRIVE-IN DOORS	5
PARKING	Abundant parking areas
UTILITIES	All available

SALE PRICE: \$1,995,000



Exterior



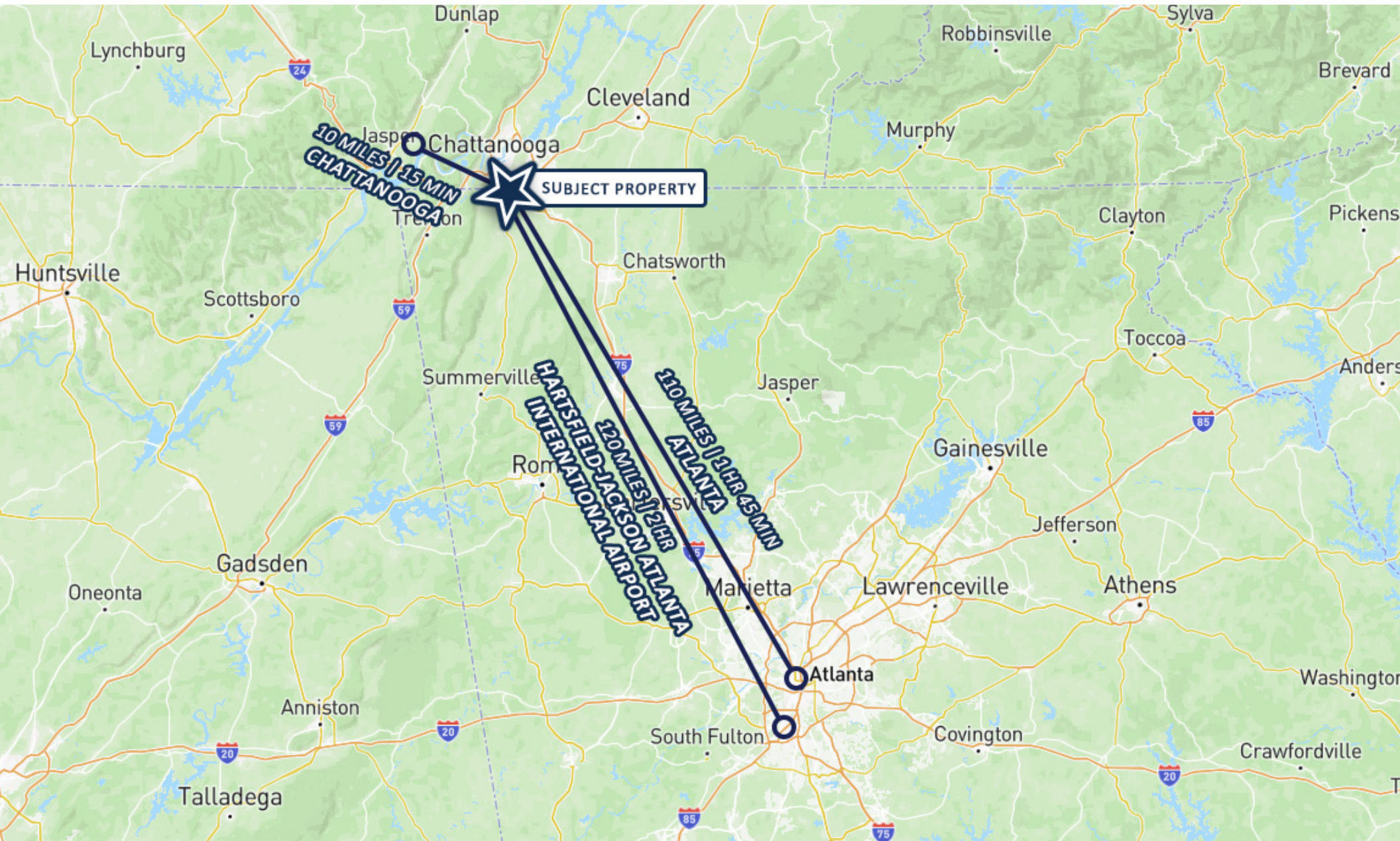
Interior



Interior



In The Area



ABOUT THE AREA

ROSSVILLE, GA

Rossville, Georgia, is a charming small city in Walker County, nestled in scenic Lookout Valley at the foot of Lookout Mountain. As part of the greater Chattanooga, TN–GA metropolitan area, it offers the perfect balance of quiet, community-focused living and easy access to urban amenities. Named after Cherokee Chief John Ross, the city honors its rich Native American heritage, with historic landmarks like the John Ross House and the U.S. Post Office–Rossville Main reflecting its past.

The area offers a variety of attractions for families and outdoor enthusiasts. Lake Winnepesaukah and the attached Soak Ya Water Park provide classic amusement and water fun, while John Ross Commons and Rossville Park feature walking paths, picnic areas, and recreational spaces. Nearby, the Chickamauga & Chattanooga National Military Park preserves Civil War history, and Rock City Gardens atop Lookout Mountain offers stunning views and natural exploration.

Rossville's downtown and Highway 27 corridor provide local shops, dining, and seasonal markets, fostering a close-knit, welcoming community. With its combination of historic landmarks, parks, family attractions, and proximity to Chattanooga, Rossville offers residents and visitors a unique small-town atmosphere enriched by history, culture, and natural beauty.

Why Rosseville, GA

155 Hunt Drive benefits from a strategic cross-border advantage.

- 1** Immediate Interstate Access
 - 1 mile to I-75
 - Minutes to Downtown Chattanooga
 - Direct connectivity to regional Southeast markets
- 2** Lower Basis vs Hamilton County
 - Georgia side pricing typically trades below comparable Tennessee industrial product
 - Opportunity for owner-users to control occupancy costs while remaining in the Chattanooga MSA
- 3** Established Industrial Corridor
 - Located in the Mack Smith Business Center area
 - Surrounded by service-based businesses, contractors, and light industrial users
 - Proven business environment
- 4** Workforce Access
 - Access to both North Georgia and Chattanooga labor pools
 - Short commute from Chattanooga core
- 5** Business-Friendly Environment
 - Catoosa County supports light industrial and service-oriented users
 - Less regulatory friction compared to urban core redevelopment zones



CHATTANOOGA



Chattanooga, TN, is a scenic city nestled along the Tennessee River in southeastern Tennessee, known for its mix of natural beauty and vibrant urban culture. Surrounded by the Appalachian Mountains and Lookout Mountain, it's a hotspot for outdoor enthusiasts, offering rock climbing, hiking, and river activities. The city has a rich history, from its Civil War significance to its industrial past, and today it's celebrated for attractions like the Tennessee Aquarium, Ruby Falls, and the Chattanooga Choo Choo historic train terminal. Chattanooga also boasts a growing arts scene, craft breweries, and a revitalized downtown that blends historic charm with modern amenities, making it both a picturesque and lively destination.

Chattanooga Industrial Market Context

The greater Chattanooga MSA continues to experience steady industrial demand driven by manufacturing, logistics, and regional distribution growth.

Market Fundamentals

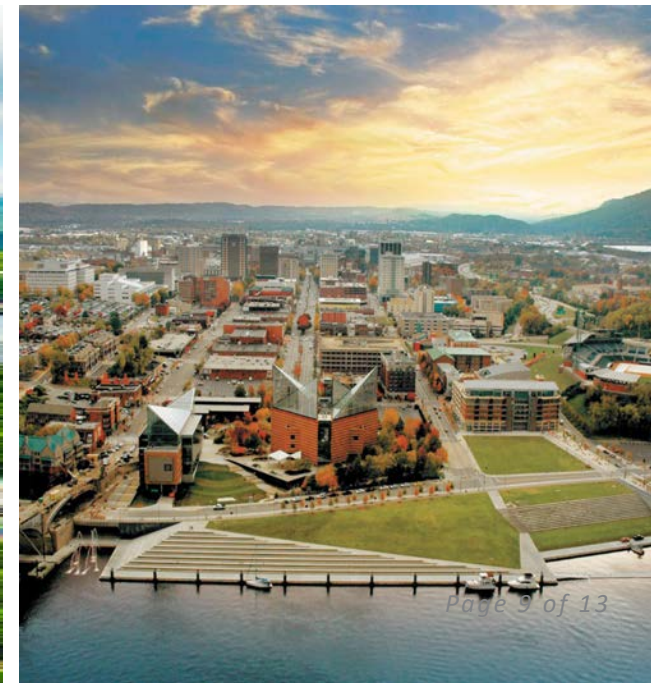
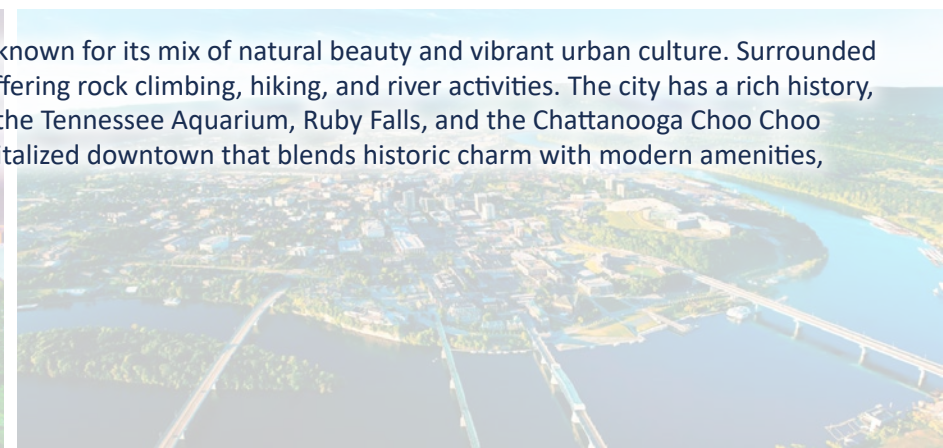
- Chattanooga serves as a regional logistics hub connecting Atlanta, Nashville, Birmingham, and Knoxville
- Strong interstate infrastructure including I-75, I-24, and I-59
- Ongoing population growth and workforce expansion in Hamilton County
- Increasing industrial pricing and limited small-bay availability in core Chattanooga

Industrial Pricing Pressure

- Industrial sale prices and lease rates in Hamilton County have increased materially over the past several years
- Owner-users seeking 10,000–20,000 SF buildings face limited modern inventory
- Replacement cost for new construction continues to rise

Implication:

Well-located industrial assets in adjacent submarkets such as Rossville offer compelling relative value while maintaining Chattanooga access.



Demographics



POPULATION			
1 MILE	3 MILES	5 MILES	
5,184	47,358	126,181	

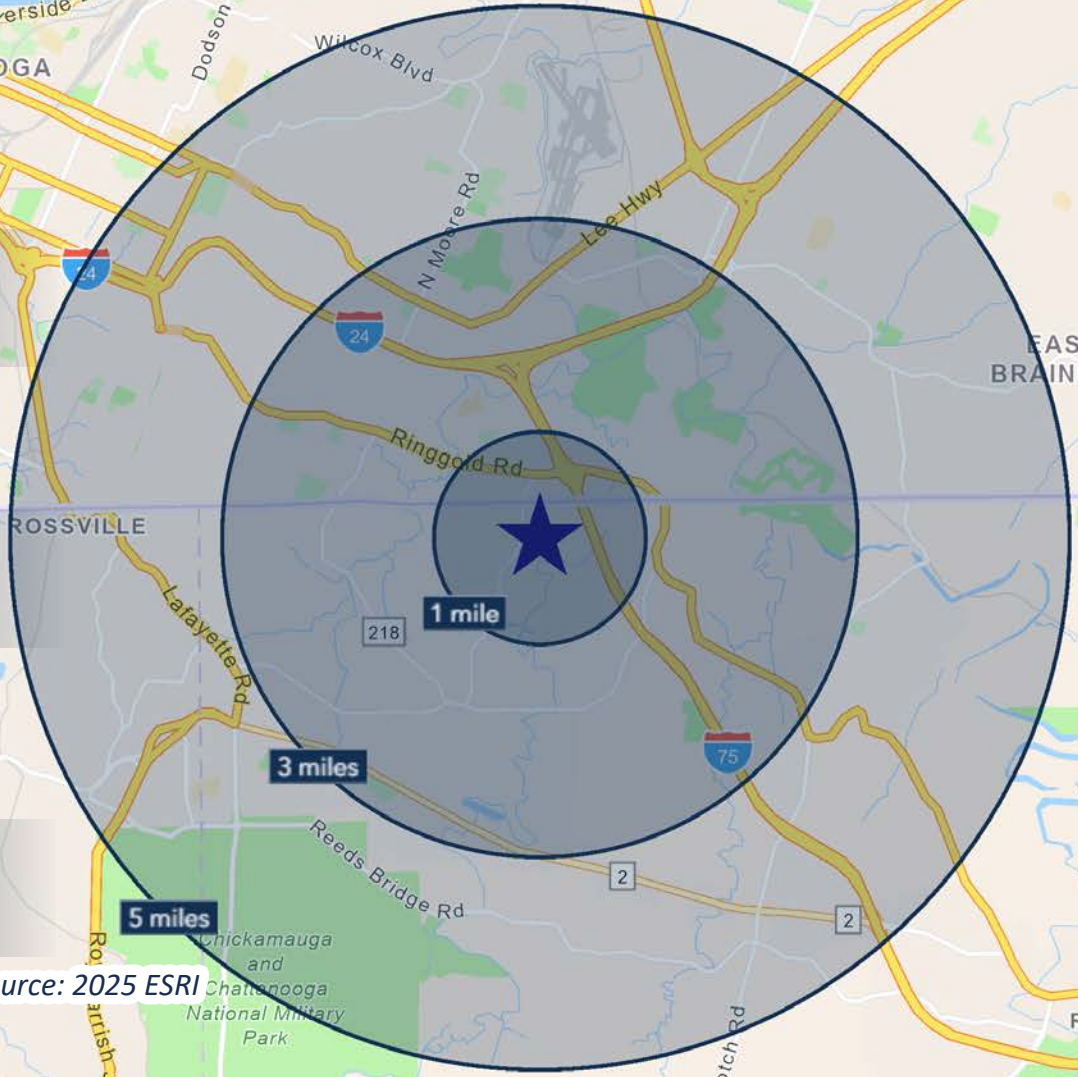


HOUSEHOLDS			
1 MILE	3 MILES	5 MILES	
2,188	20,350	52,580	



AVERAGE HOUSEHOLD INCOME			
1 MILE	3 MILES	5 MILES	
\$54,973	\$78,114	\$87,127	

Source: 2025 ESRI



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

Team Profile



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TORI ROBB
MARKETING



CARLEIGH PALUMBO
MARKETING



MEGAN MURPHY
MARKETING

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 155 Hunt Dr, Rossville, GA 30741. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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