

Industrial/Warehouse Facility

420 W Lake Ave, Rossville, GA 30741



Listing ID: 29641639
Status: Active
Property Type: Industrial For Lease
Industrial Type: Light Industrial, Manufacturing
Contiguous Space: 40,000 - 120,000 SF
Total Available: 120,000 SF
Lease Rate: \$3.25 PSF (Annual)
Base Monthly Rent: \$10,833 - 32,500
Lease Type: NNN



Overview/Comments

120,000 SF Masonry industrial and warehousing facility with approximately 4,000 SF of office. Ceiling heights vary from 15 to 30 feet. Building has 12 loading docks and 2 drive-in doors. There is over 2,000 amps of 3-phase power located in various areas around the building. Approximately 70,000 SF is air conditioned. There is a sprinkler system throughout building.

More Information Online

<http://commercial.gcar.net/listing/29641639>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	2-002-093	Zoning:	I-2, INDUSTRIAL
Industrial Type:	Manufacturing, Light Industrial, Warehouse/ Distribution	Building/Unit Size (RSF):	120,000 SF
		Land Area:	4.06 Acres

Available Space

Suite/Unit Number:	100	Sublease Expiration Date:	04/13/2015
Space Available:	120,000 SF	Date Available:	10/30/2014
Minimum Divisible:	40,000 SF	Lease Rate:	\$3.25 PSF (Annual)
Maximum Contiguous:	120,000 SF	Lease Type:	NNN
Space Type:	Relet		

Area & Location

Market Type:	Medium	Highway Access:	Site located about 3 miles from I-24.
Road Type:	Paved	Site Description:	Level Lot with easy access off of Rossville Blvd.

Building Related

Total Number of Buildings:	1	Construction/Siding:	Brick
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Average	Amps:	2,000
Year Built:	1968	X-Phase:	3
Roof Type:	Gable	Lighting:	Halogen

Parking Description Several acres of additional Parking or storage is available in rear of building if prospect needs additional land for outside use.

Land Related

Zoning Description:	I-2
Lot Frontage (Feet):	450
Lot Depth:	390

Location

Address: 420 W Lake Ave, Rossville, GA 30741
County: Walker
MSA: Chattanooga



Property Images



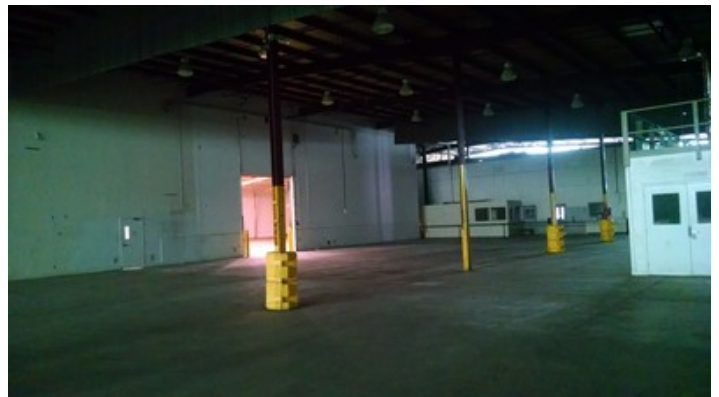
West_Lake_Rear_View



West_Lake_Inside_1



West_Lake_Rear_View_2



West_Lake_Inside_2



West_Lake_Typical_office_Area

Property Contacts



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