# **Lincoln Lane Warehouse** 30 Lincoln Ln, Dunlap, TN 37327

Listing ID: Status: Property Type: Industrial Type: Contiguous Space: Total Available: Lease Rate: Unit Price: Base Monthly Rent: Lease Type: Loading: 29560048 Active Industrial For Lease Cold Storage, Free-Standing 16,569 SF 16,569 SF \$3,500 (Monthly) \$2.54 PSF (Annual) \$3,500 Gross Lease 2 Docks, 3 Doors

## **Overview/Comments**

Large warehouse located in the downtown area of Dunlap with road frontage on Main Street. This warehouse has multiple uses including warehousing anything including perishables that must stay around 55 degrees year around. It is heavily insulated so the property can offer refrigeration warehousing options. In addition it is possible to have multiple tenants if desired (Climate Controlled Storage Possibilities). Ceilings are 20+ ft, building has warehouse, office space, 2 loading docks with dock levelers, 3 ground level roll up doors, High Bay Lights, Fenced, Paved Parking, with additional land available. Property is available for lease and rate will be determined on usage. Contact broker for more details. See map 48L group C parcel 8.01 This property is located in the middle of Dunlap off Main Street just 1.5 miles from Hwy 111. This area is made up of mostly commercial properties including McDonalds, Rite-Aide, Post Office, Sonic, and others with some scattered residential properties nearby. This lot is located ideally between Highway 127 (aka Rankin Ave.) & Main Street. Industrial space in this particular part of town is limited. Call Pam Brown 423 605 8026

#### **General Information**

Industrial Type:	Cold Storage, Free-Standing, Warehouse/	Gross Building Area:	16.569 SF
	Distribution	Building/Unit Size (RSF):	16,569 SF
Building Name:	Lincoln Lane Warehouse	Land Area:	3 Acres
Available Space			
Suite/Unit Number:	30	Lease Type:	Gross Lease
Space Available:	16,569 SF	Rent Escalators:	Fixed Lease
Minimum Divisible:	16,569 SF	Offices:	1
Maximum Contiguous:	16,569 SF	Parking Spaces:	0
Space Type:	New	Loading Docks:	2
Date Available:	02/01/2017	Loading Doors:	3
Lease Rate:	\$3,500 (Monthly)		
Area & Location			
Market Type:	Small	Highway Access:	Easy access to Hwy 127, Hwy 111 & Hwy 28
Property Located Between:	Hwy 111, Hwy 127 & Hwy 28	Airports:	None
Road Type:	Paved	Site Description:	Level & paved.
Transportation:	Highway		-



#### **More Information Online**

http://c21progroup.catylist.com/listing/29560048

## QR Code

Scan this image with your mobile device:

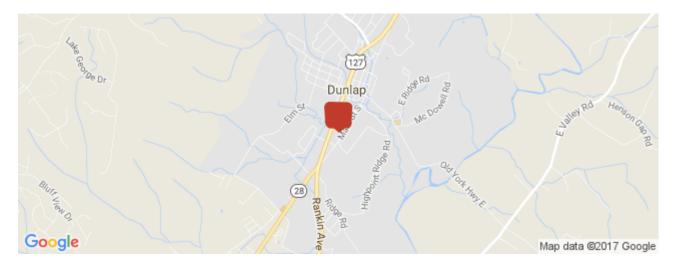
## **Building Related**

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### Location

Address
County:
MSA:

30 Lincoln Ln, Dunlap, TN 37327 Sequatchie Chattanooga



## **Property Images**



3522\_Brown\_Inside\_View\_Lincoln



3522\_Brown\_\_View1\_Lincoln



3522\_Brown\_End\_View\_Lincoln



3522\_Brown\_\_View\_2\_Lincoln



3522\_Brown\_Bay\_DoorsLincoln



3522\_Brown\_Electrical\_Panels\_Lincoln



 $3522\_Brown\_Front\_Side\_View\_Lincoln$ 



3522\_Brown\_Front\_View\_Lincoln



3522\_Brown\_Inside\_View\_2\_Lincoln



3522\_Brown\_View\_3\_Lincoln



3522 Brown End View Lincoln



3522 Brown-Front Side View Lincoln



3522 Brown Plat Lincoln

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## **Property Contacts**



## Pamela D Brown

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