

# Lincoln Lane Warehouse

## 30 Lincoln Ln, Dunlap, TN 37327

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

### More Information Online

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



### QR Code

Scan this image with your mobile device:

### General Information

Industrial Type:	Cold Storage, Free-Standing, Warehouse/ Distribution	Gross Building Area:	16,569 SF
Building Name:	Lincoln Lane Warehouse	Building/Unit Size (RSF):	16,569 SF
		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		

## Building Related

Tenancy:	Single Tenant	Exterior Description:	Prefin Metal Crimped
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Parking Description:	Paved & Level
Property Condition:	Good	Total Parking Spaces:	0
Year Built:	1975		

## Location

Address:	30 Lincoln Ln, Dunlap, TN 37327
County:	Sequatchie
MSA:	Chattanooga



## Property Images



3522\_Brown\_Inside\_View\_Lincoln



3522\_Brown\_View1\_Lincoln



3522\_Brown\_End\_View\_Lincoln



3522\_Brown\_Electrical\_Panels\_Lincoln



3522\_Brown\_View\_2\_Lincoln



3522\_Brown\_Front\_Side\_View\_Lincoln



3522\_Brown\_Bay\_DoorsLincoln



3522\_Brown\_Front\_View\_Lincoln



3522\_Brown\_Inside\_View\_2\_Lincoln



3522 Brown-Front Side View Lincoln



3522\_Brown\_View\_3\_Lincoln



3522 Brown Plat Lincoln



3522 Brown End View Lincoln

## Property Contacts

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### **Pamela D Brown**

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