

Rossville Industrial Submarket

4010 Calhoun Avenue
Chattanooga, TN 37343

This functional, free standing warehouse, is located on Calhoun Avenue off Rossville Blvd. The facility is located minutes from I-24 and the Chattanooga Central Business District.



Property Highlights

The building has a mix of Office to Warehouse and includes one (1) drive in door and one (1) dock high door. The building has three-phase power, variable ceiling heights, and a secured paint booth.

- Square Footage of Warehouse: +10,520 Sf
- Square Footage of Office: +3,000 Sf
- Electrical: 200A - 3 Phase 240v
- Drive-In Door: 12' x 12'
- Dock-Door: 10' x 10'
- Variable Ceiling Heights:
 - Bay 1: 12' to 14'
 - Bay 2: 14' to 16'

Do not disturb Tenant - they are currently operating in the Warehouse. Contact Listing Agent for showings.

Offering Summary

SALE PRICE:	\$950,000.00
PROPERTY TAXES:	\$6,632.23
TAX ID:	168H H 013
SQUARE FEET:	13,520±
ACRES:	0.51±
ZONING:	M1
YEAR BUILT:	1985

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

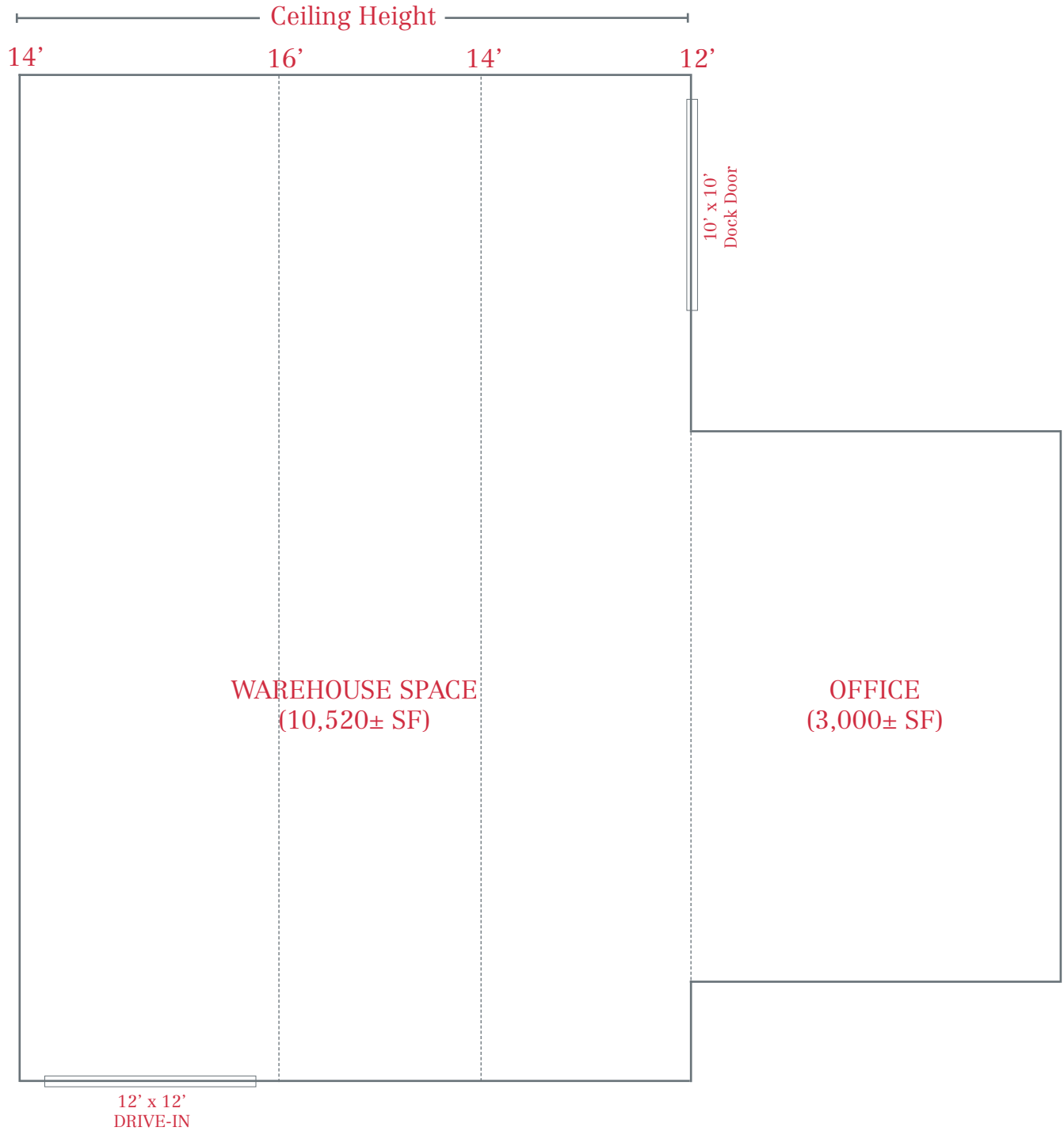
**For more information,
please contact:**

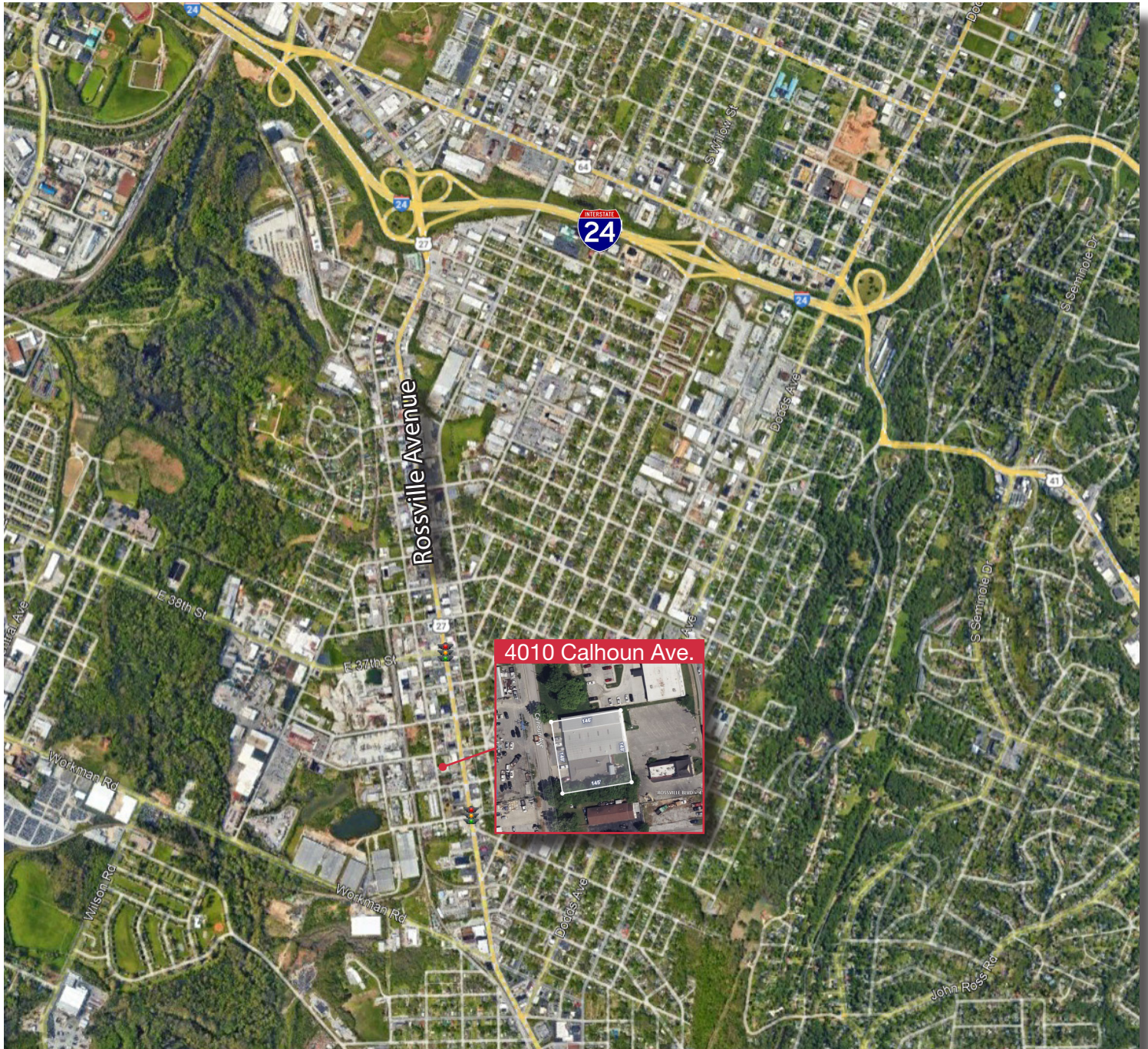


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*Not to Scale





TRAFFIC COUNTS | 2023

Rossville Avenue 28,579 VPD

Interstate 24 116,761 VPD



