



Multi-Tenant Warehouse / Light Industrial
5001 Covington St, Chattanooga, TN



HERMAN WALLDORF
COMMERCIAL REAL ESTATE

Property Overview

Address: 5001 Covington St / 5000 Calhoun Ave, Chattanooga, TN
Acreage: 2.5 Acres +/-
Zoning: M-1
Tax Parcel ID: 168P G 020
Location: 2 blocks West of Rossville Blvd, in Stateline District. Easy Access to I-24.
Convenient to Atlanta, GA; Nashville & Knoxville, TN; Huntsville & Birmingham, AL.
Total Area: 60,000 SF across 4 buildings
Sprinklers: Fully sprinkled. Updated and inspected December 2022.
Solar Panels: 34 kW solar array, installed in 2022, offsets electric power expense.

Building 1: 23,300 SF +/- Warehouse, 2,300 SF +/- Office
Post and beam architecture with 800 linear feet of north-facing clear story windows
2 dock doors, 1 drive-in door

Building 2: 9,700 SF +/- Warehouse, 2,000 SF +/- Office
Wide column spacing with only 4 posts down the center of the building
LED overhead lighting; new exhaust fans (installed 2021)
1 dock door, 2 drive-in doors

Building 3: 8,850 SF +/- Warehouse, 1,550 SF +/- Office, 2,400 SF +/- climate controlled "annex" with restrooms and shop space
LED overhead lighting (installed 2021)
2 dock doors, 3 drive-in doors

Building 4: 9,800 SF +/- Warehouse
Clear span, 2 restrooms and 1 office
LED overhead lighting; new exhaust fans and gas heater (installed 2021)
2 drive-in doors

5001 Covington St



Multi-Tenant Warehouse / Light Industrial Property with 60,000 SF across 4 buildings on 2.5 Acres.

Information deemed reliable but not guaranteed.

5001 Covington St



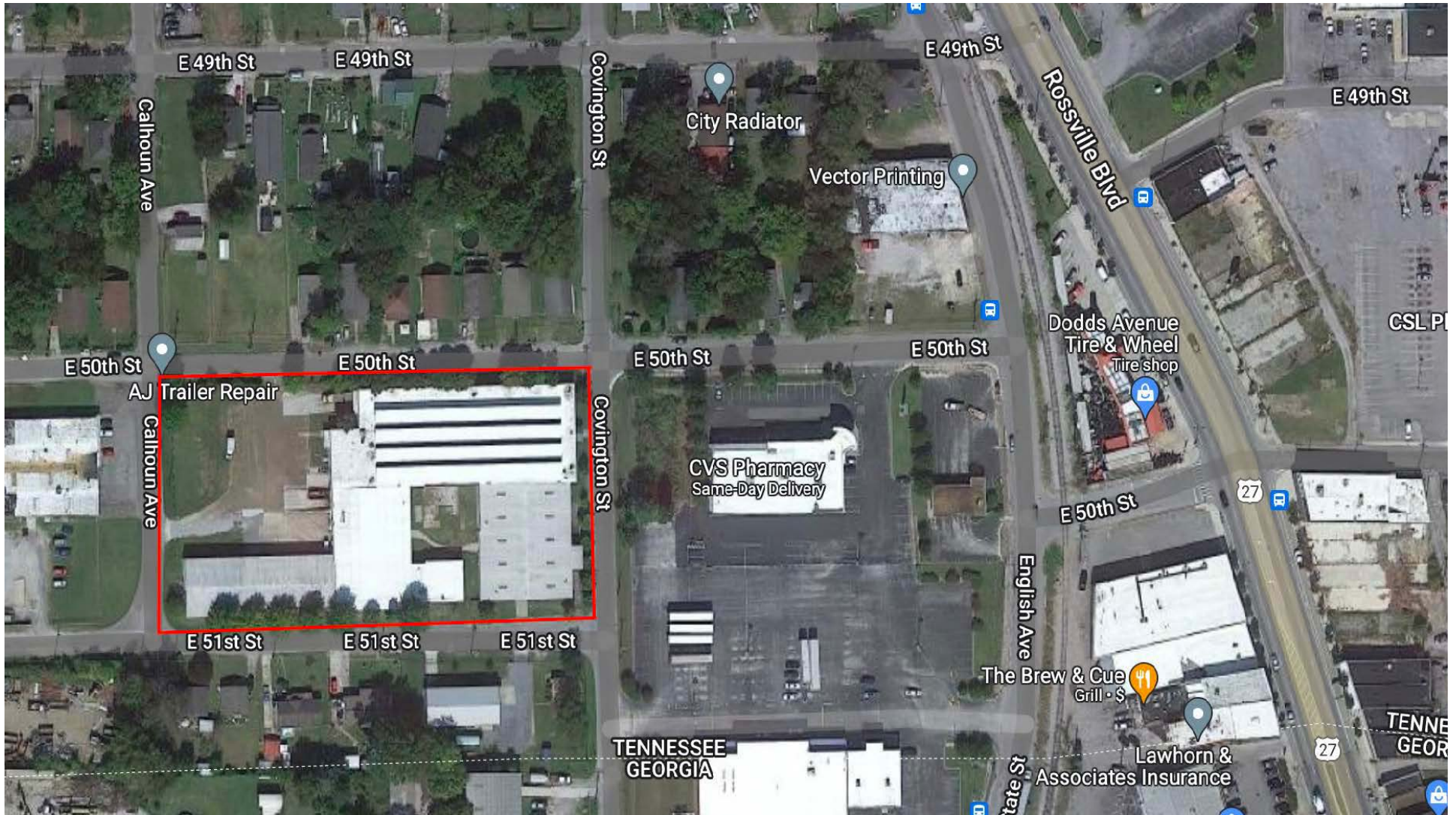
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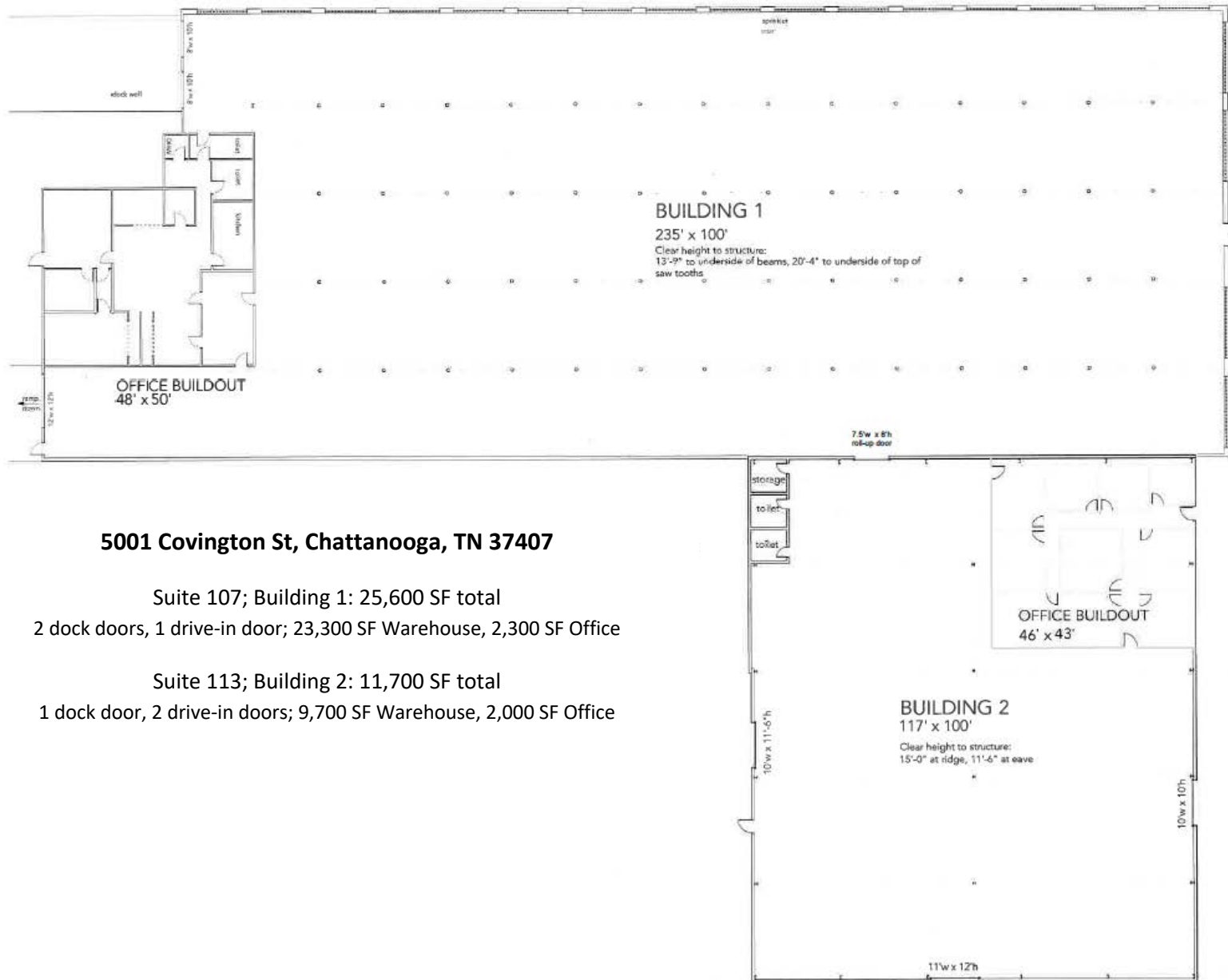
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Full block bounded by E 50th St and E 51st St and Calhoun Ave and Covington St.

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5001 Covington St, Chattanooga, TN 37407

Suite 107; Building 1: 25,600 SF total
2 dock doors, 1 drive-in door; 23,300 SF Warehouse, 2,300 SF Office

Suite 113; Building 2: 11,700 SF total
1 dock door, 2 drive-in doors; 9,700 SF Warehouse, 2,000 SF Office

5001 Covington St

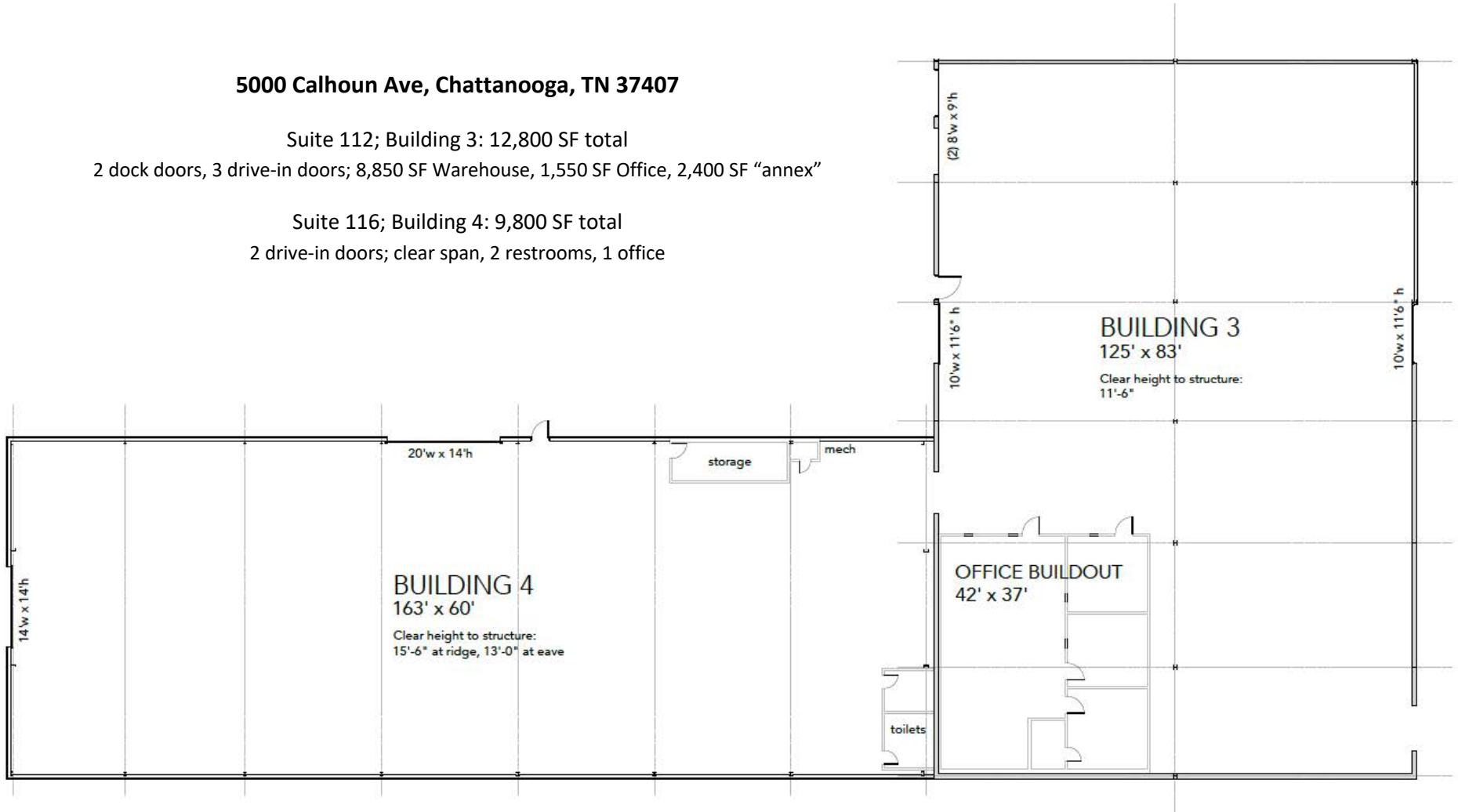
5000 Calhoun Ave, Chattanooga, TN 37407

Suite 112; Building 3: 12,800 SF total

2 dock doors, 3 drive-in doors; 8,850 SF Warehouse, 1,550 SF Office, 2,400 SF "annex"

Suite 116; Building 4: 9,800 SF total

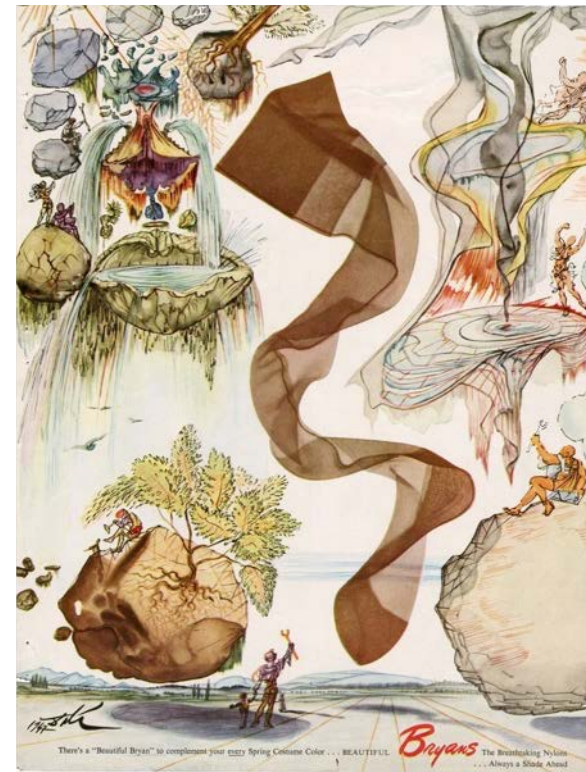
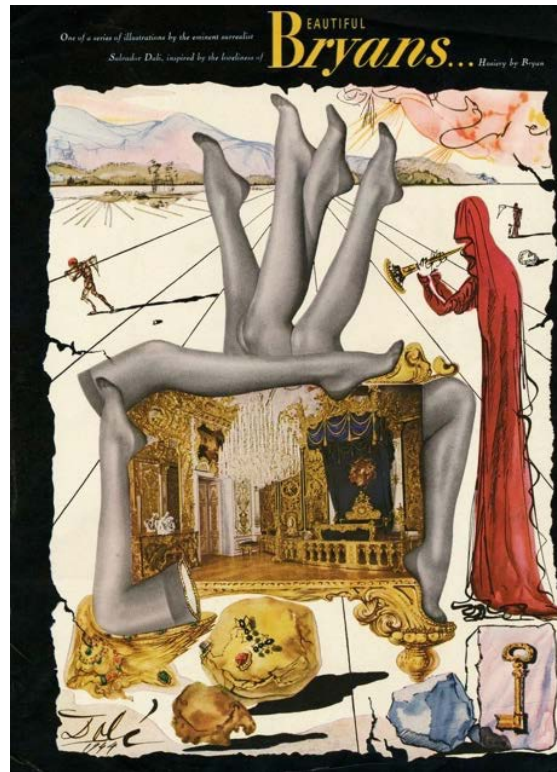
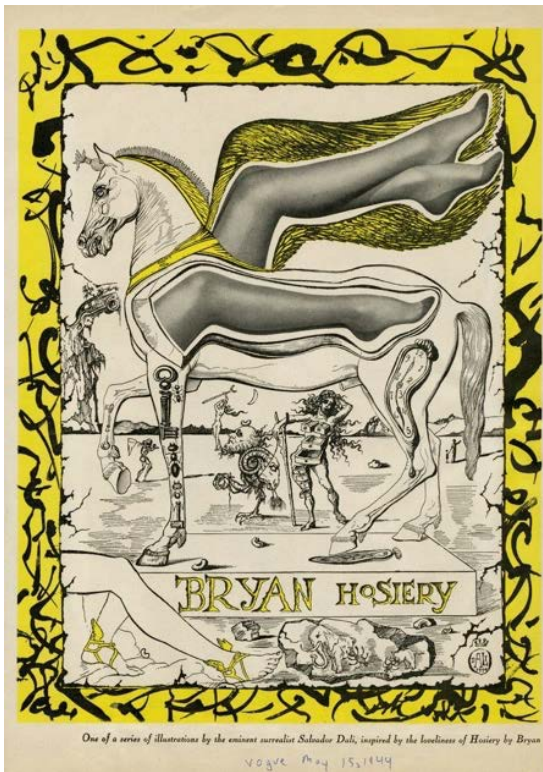
2 drive-in doors; clear span, 2 restrooms, 1 office



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Bryan's Hosiery Mill

The original building was built in 1928 by Bryan's Hosiery Mill. For 50 years, Bryan's Hosiery was one of the country's premier manufacturers and sellers of women's panty hose and stockings, sold in department stores across the country. The company garnered major media attention from a series of advertisements in the mid 40's run in magazines with nationwide distribution such as Vogue, Harpers Bazar, and the Saturday Evening Post, featuring hand drawn and illustrated advertisements by a young Salvador Dali.



The building is a great example of the classic post and beam architecture of the early 20th Century, complete with 800 linear feet of north-facing clear story windows that flood the warehouse with an incredible amount of natural light, even on overcast days. The front office and kitchen area was added sometime in the 50's or 60's.

Information deemed reliable but not guaranteed.



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