

WAREHOUSE

4130 S. Creek Road
Chattanooga, TN 37406

Available for Sublease, 4130 S. Creek Road offers a versatile industrial facility ideally positioned just off Amnicola Highway, providing excellent access to major transportation routes throughout Chattanooga. The property is well suited for light manufacturing, warehouse, and distribution users.



Property Highlights

- 16,346± SF Building
 - 3,000± SF Office
 - 13,346± SF Warehouse
- Ceiling Height: Eaves- 19' Ridge: 22'
- Loading Docks: (2) 8' x 10'
- Drive in Doors: (2) 12' x 15'
- City Docks: (5) 8' x 10'
- Sprinkler: wet
- Restrooms: 2
- Locker Room: 1
- Clear Span Building
- Fenced Lot
- Electrical: 3 Phase 1,200 AMPS

Leasing Summary

LEASE PRICE:	\$12.00 MG
LEASE EXPIRATION:	Sublease thru 06/30/2028
2024 PROPERTY TAXES:	\$10,676.18 (City & County)
PROPERTY INSURANCE:	\$4,000
TAX ID:	119 P B 002.07
SQUARE FEET:	16,346±
ACRES:	1.82±
ZONING:	H-I
YEAR BUILT:	1981

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**For more information,
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