

INDUSTRIAL

2310 Rossville Blvd, Chattanooga, TN

2310 Rossville Boulevard presents an excellent leasing opportunity in the heart of the city's Southside redevelopment district. Located in the Yerby Industrial Park and minutes from Downtown Chattanooga, Interstate 24, and US-27.

The property consists of approximately 12,000± SF situated on a corner lot at a major intersection, offering excellent visibility, convenient access, and ample on-site parking.



Property Highlights

Office Space

- Kitchenette
- Restroom
- Open Work Area

Warehouse Space

- (4) Loading Docks - 8'x10'
- (1) Drive-In Door - 13'x11'
- 3phase/240v/225amp
- (2) Exhaust Fans
- Surface Parking
- Ceiling Heights - 11.5' & 20' Clear

Leasing Summary

LEASE PRICE:	\$8.00 PSF NNN
NNN:	\$1.78 PSF
SQUARE FEET:	12,000±
ZONING:	I-H

Traffic Counts (2025)

ROSSVILLE BLVD	14,616 VPD
I-24	100,855 VPD
E 23rd St	8,369 VPD
CENTRAL AVE	10,910 VPD

For more information, contact:



Frazier DeVaney, SIOR
Senior Vice President | Partner

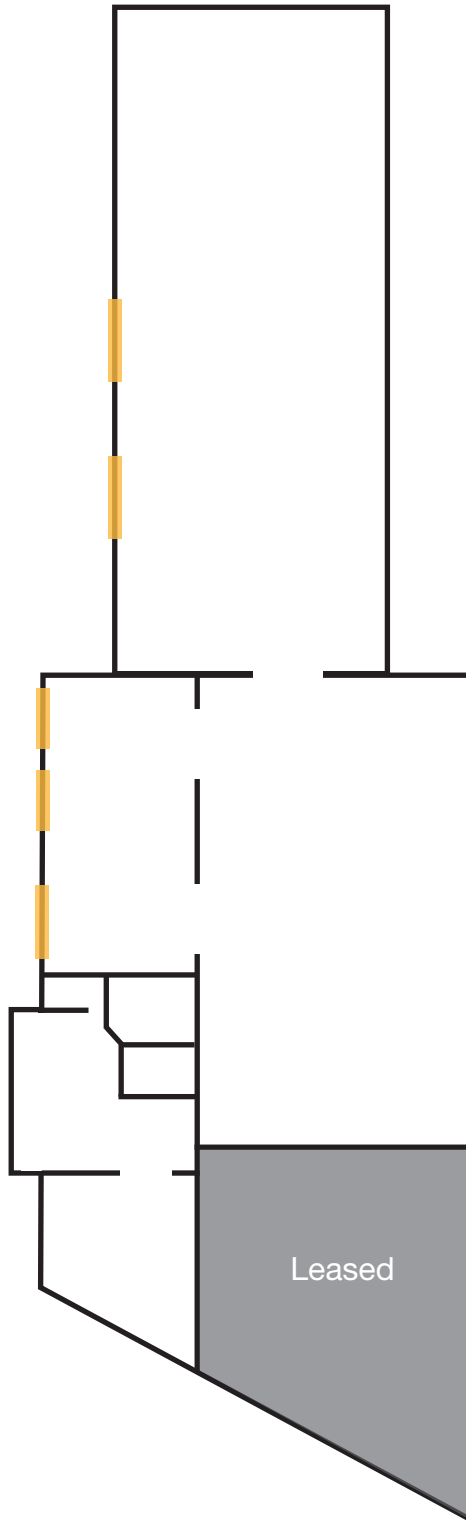
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FLOOR-PLAN

FOR LEASE
12,000± SF INDUSTRIAL

* Not to Scale



Rossville Blvd

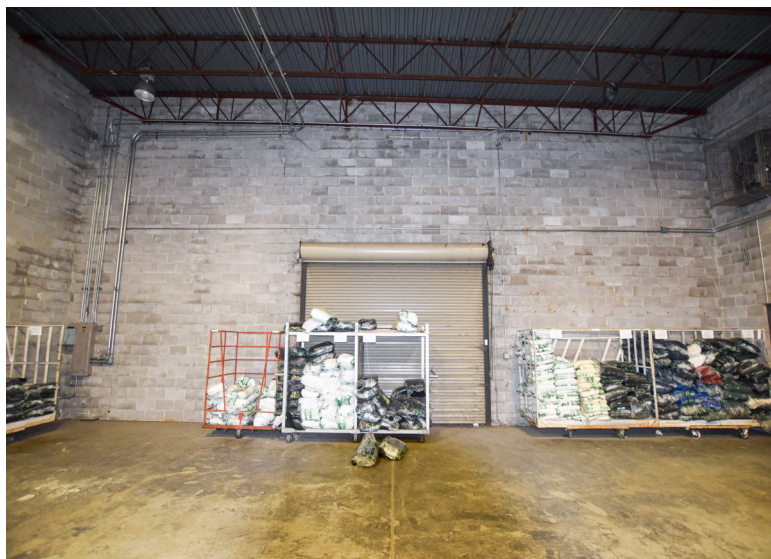
EXTERIOR PHOTOS

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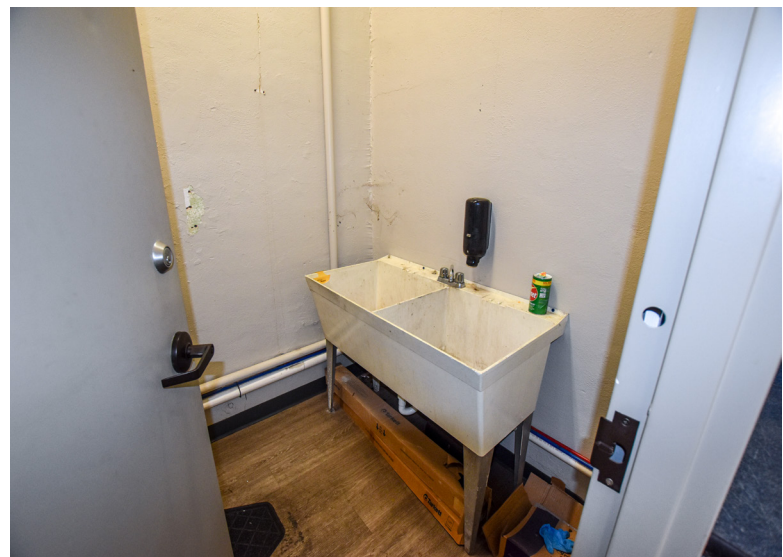
WAREHOUSE PHOTOS

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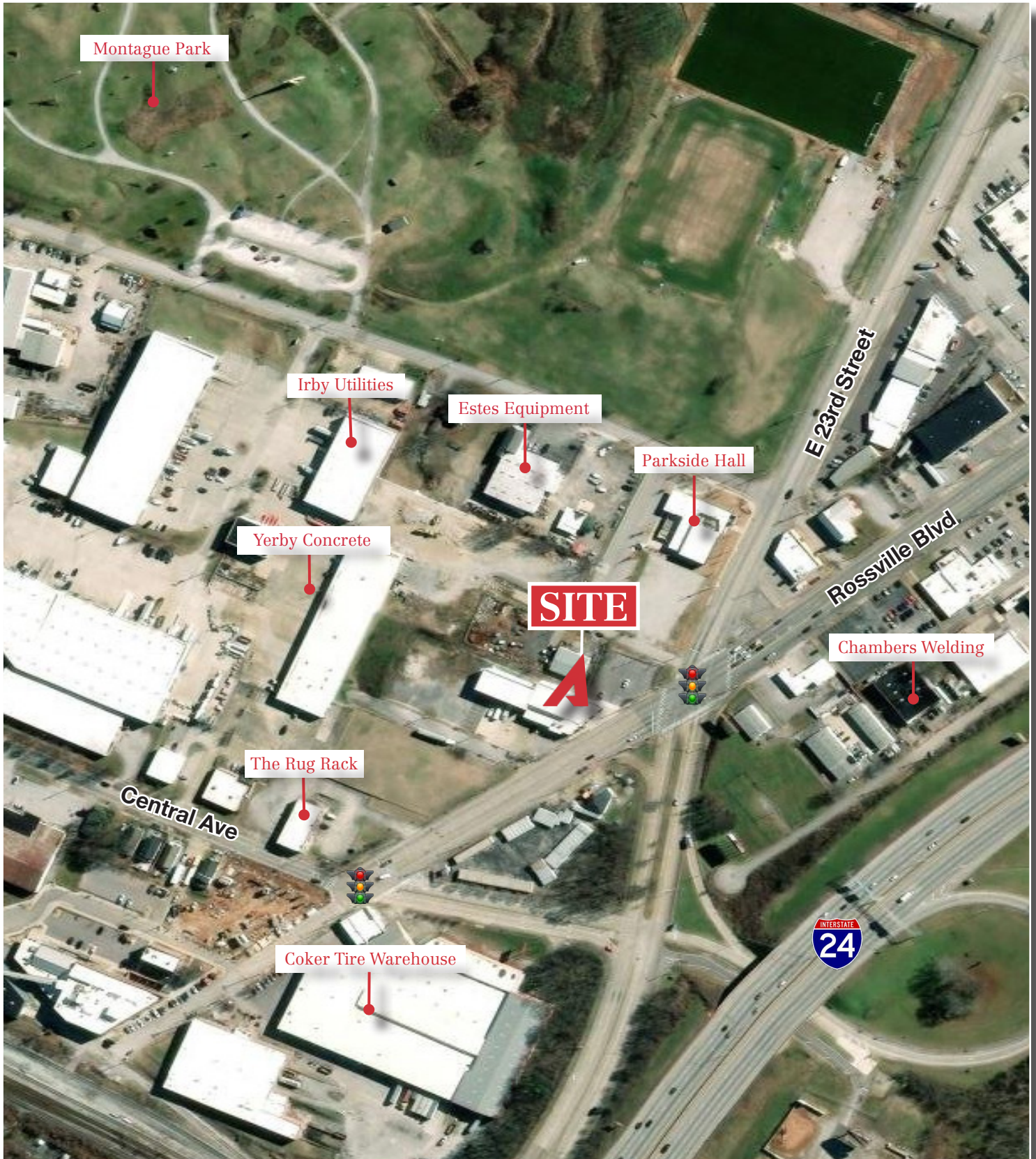
OFFICE PHOTOS

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AERIAL MAP

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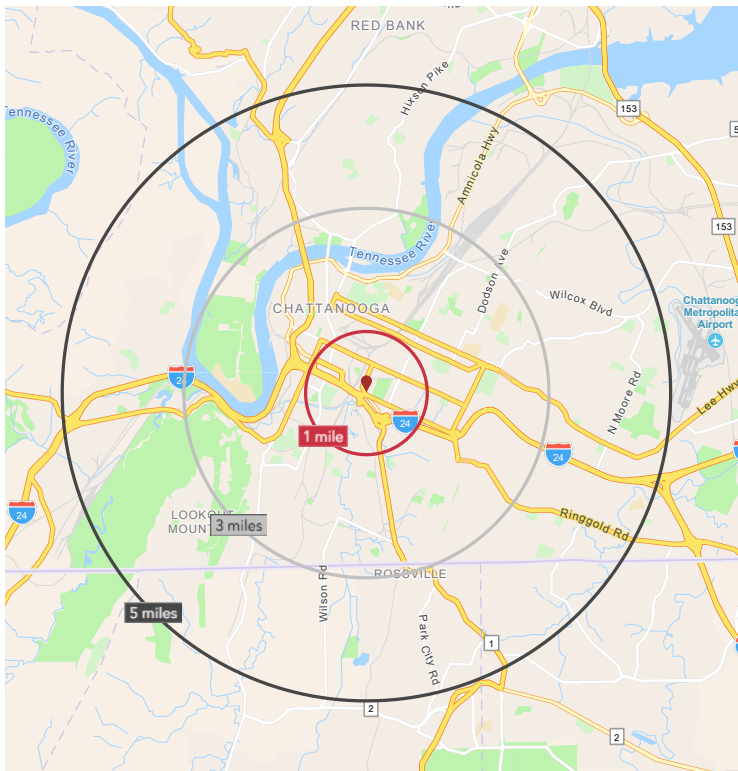
LOCATION MAP

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DEMOGRAPHICS

FOR LEASE
12,000± SF INDUSTRIAL



KEY FACTS - 5 MILES

133,331
Population

6,457
Businesses



\$63,840

Median Household
Income



\$41,622

Per Capita Income



\$105,074

Median Net Worth

Population	1 mile	3 mile	5 mile
2026 Population	6,106	62,627	133,331
2031 Population	6,470	64,895	137,079
Median Age	33.3	33.8	36.5
Household	1 mile	3 mile	5 mile
2026 Households	2,779	26,573	57,426
Average Household Income	\$121,811	\$91,768	\$96,721
Business	1 mile	3 mile	5 mile
Total Businesses	568	4,312	6,457
Total Employees	11,963	84,573	110,825