

# 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 NNN
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

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 [naicharter.com](http://naicharter.com)

**For more information,  
please contact:**



**David DeVaney, CCIM, SIOR**  
o: 423 308 3762  
e: [dfd@charterre.com](mailto:dfd@charterre.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

