



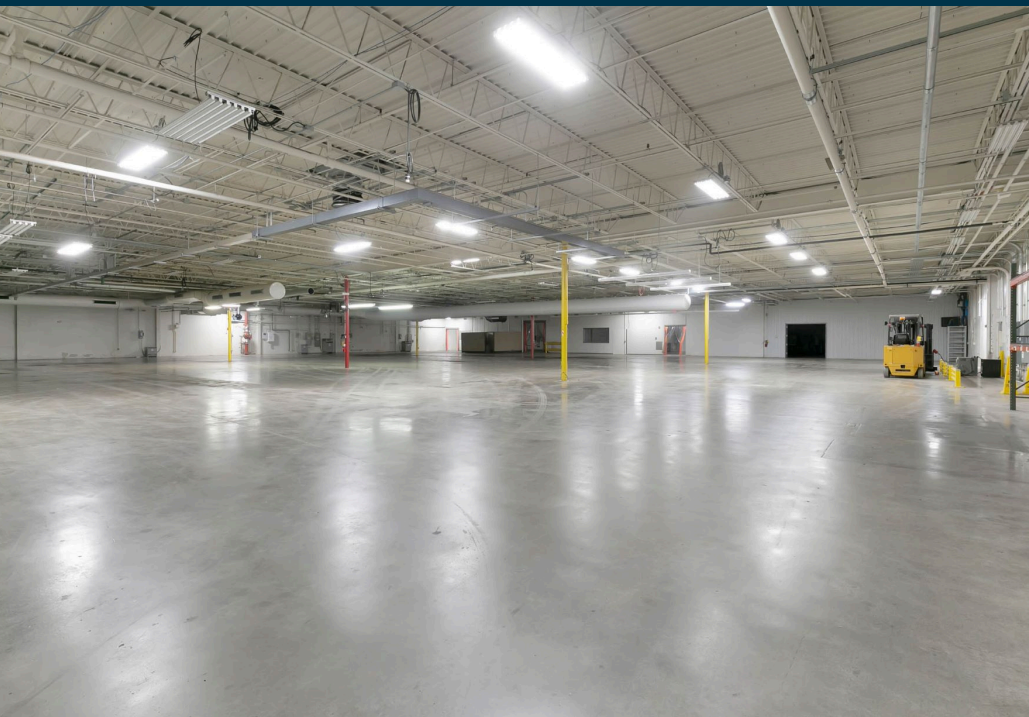
INDUSTRIAL | Move-In Ready
3800 BUILDING

ZONED M-1



3800

**Amnicola Hwy.
Chattanooga, TN**



**URBAN STORY
VENTURES**

UrbanStoryVentures.com

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130,152
Leasable SF

4.3
Developable Acres

PRISTINE PROPERTY IN PRIME LOCATION. LOTS OF FLEXIBILITY AND OPPORTUNITY.

This former Arcade Beauty industrial site is an ideal choice for manufacturing, warehouse, or other industrial tenants looking for a pristine space to relocate or expand. From manufacturing and storage space to lab and R&D rooms, to plentiful office and meeting suites, it has it all. The property is conveniently located at a traffic light and sits on a major highway just minutes to multiple interstates, the airport, and the Tennessee River.

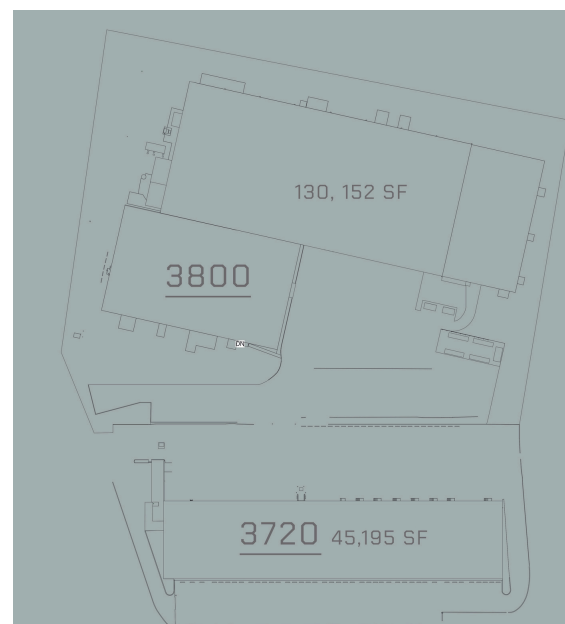
ONE OR MULTI-TENANT LEASING FLEXIBILITY

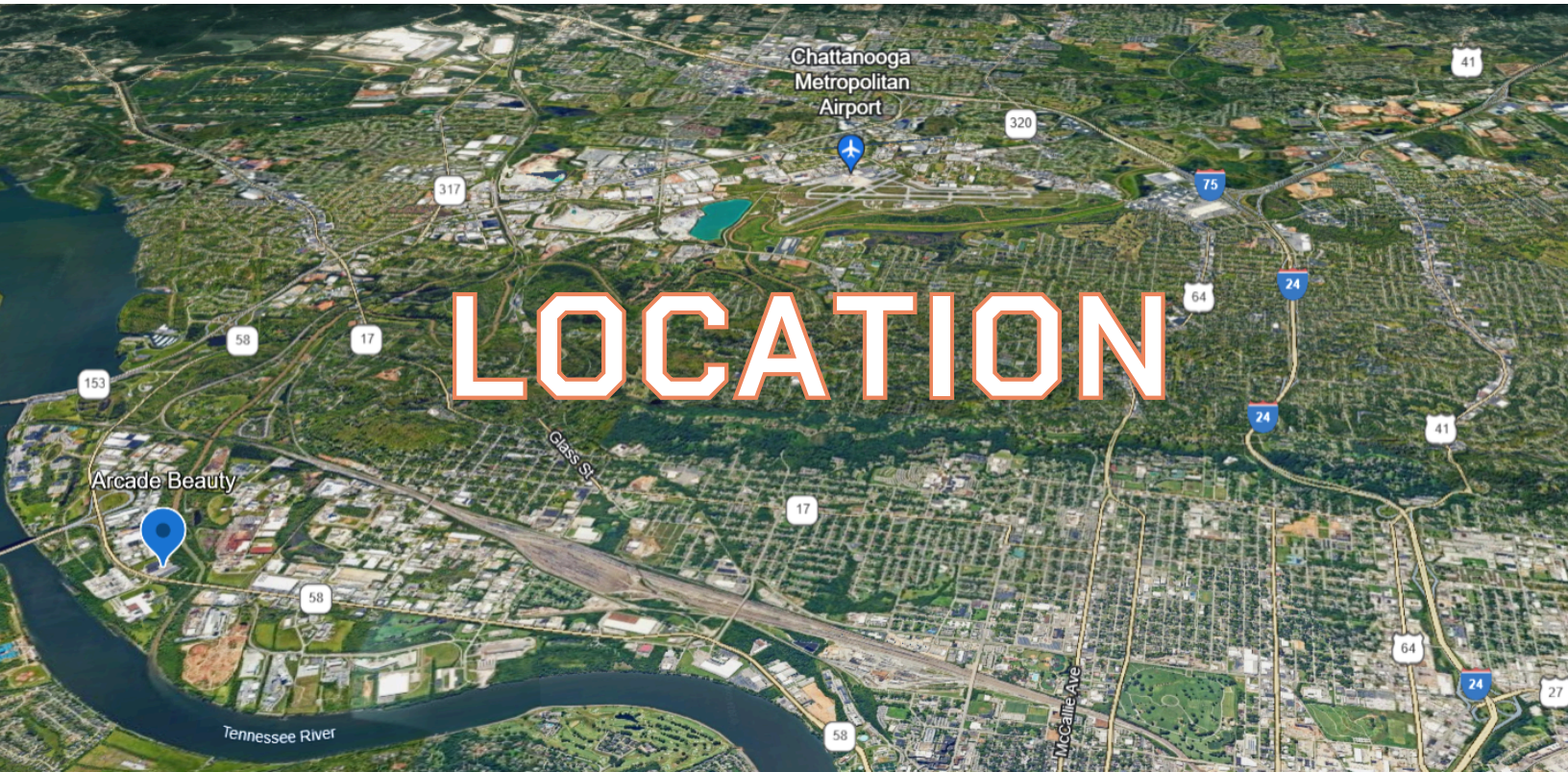
3800 Building

- 1st Floor: 123,890 SF
- 2nd Floor: 4,159 SF
- 3rd Floor: 2,103 SF
- \$10/SF (NNN)

3720 Building

- 45,195 SF
- Fully Leased





SITUATED IN A MAJOR SOUTHEAST INDUSTRIAL CORRIDOR

Neighbors: Chattanooga Coca-Cola Production Center | Cola-Cola United Packers | Pepsi Bottling Group | BASF | Southern Champion Tray | Fillauer Companies | RockTenn | Kenco Logistics | Norfolk Southern | Roadtec | Amazon

Other Major Area Employers: VW | Gestamp | Sesé | Sanofi | TVA | McKee Foods Corp. | Hospitals | Insurance Co.s | Logistics Co.s



Entrance at traffic light



2.5 Miles to Hwy-153



10.5 Miles to I-24



8.5 Miles to I-75

Chattanooga

Under 2-Hour Drive to:

- Atlanta
- Nashville & Knoxville
- Birmingham & Huntsville

Under a Half-Day Drive to
Multiple Ports

3800 Building



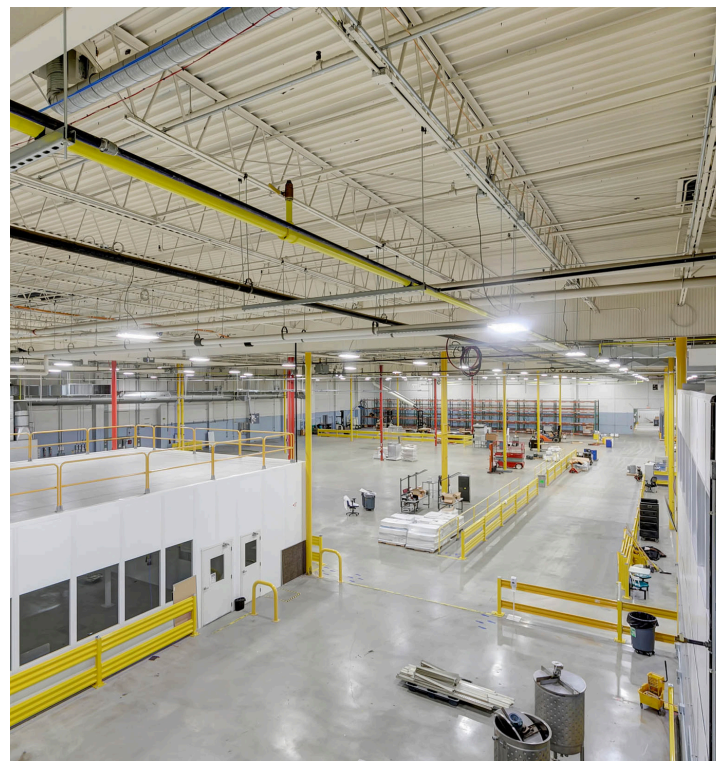
HIGHLIGHTS

- Conveniently located at a traffic light in a major industrial corridor
- Climate controlled
- Fire suppression
- Mix of space: manufacturing, machine shop, lab, R&D, inspection, mezzanine/office, mass storage with racks, break rooms, screen rooms
- Industrial space spanning 6 loading docks and 1 drive-in

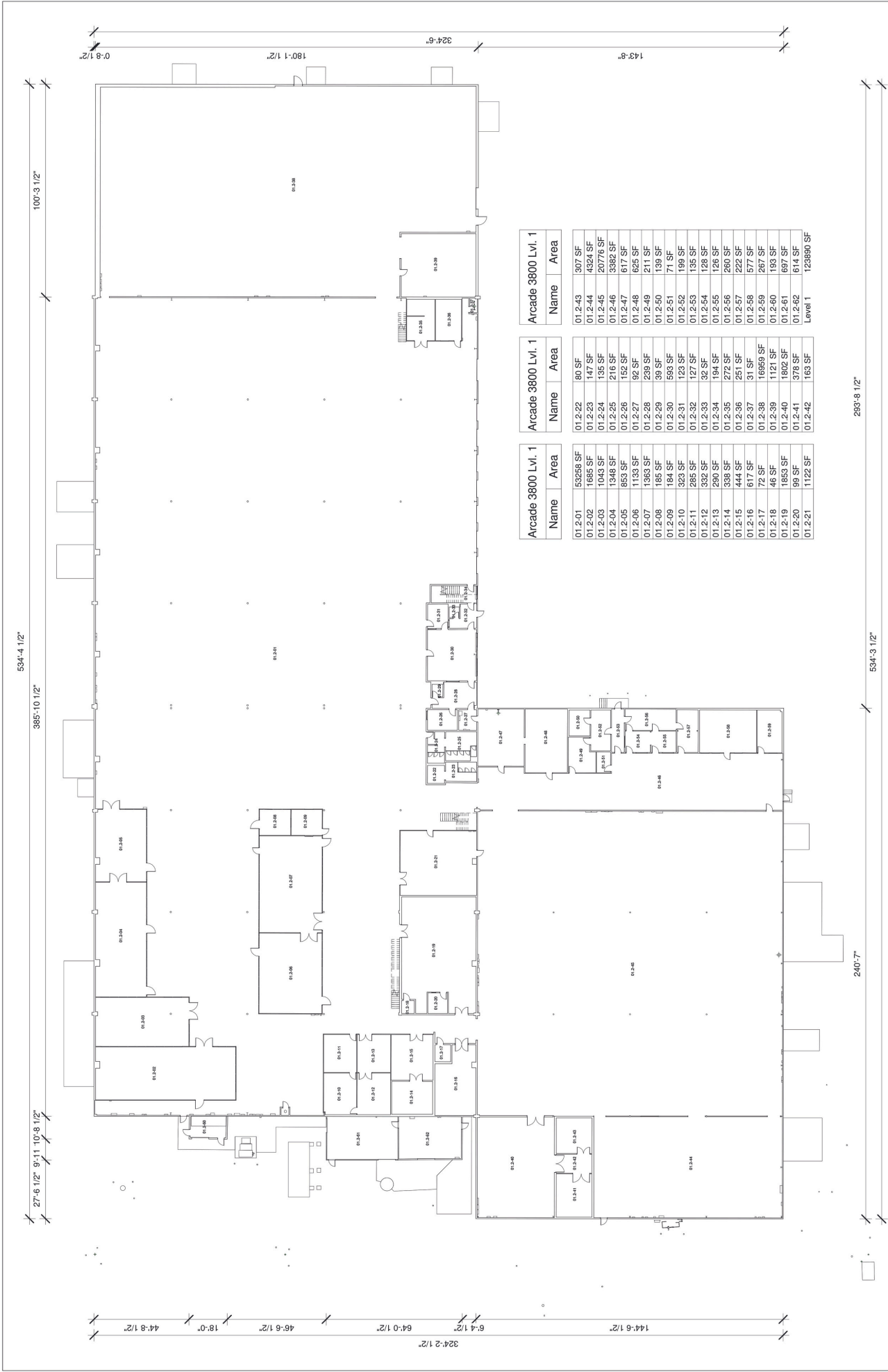


3800 Interior

FLEX

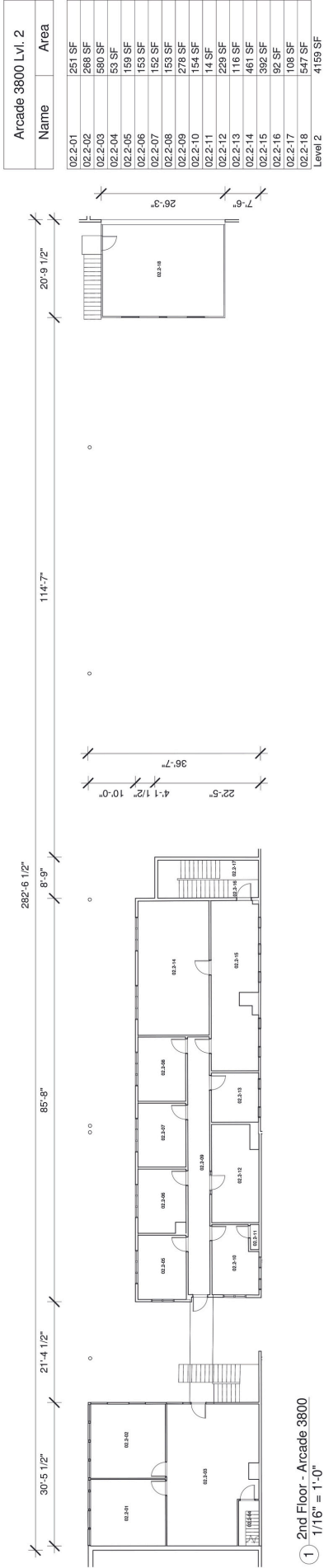


3800 Floor Plan - Floor 1

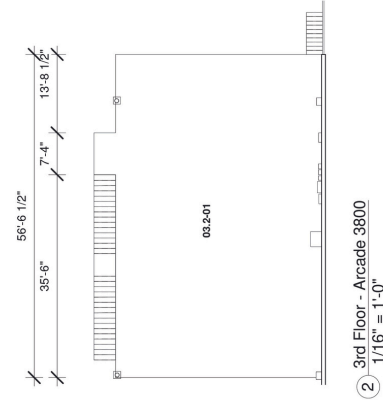


Arcade 3800 Lvl. 1		
Name	Area	
01.2.01	53258 SF	
01.2.02	1685 SF	
01.2.03	1043 SF	
01.2.04	1348 SF	
01.2.05	853 SF	
01.2.06	1133 SF	
01.2.07	1363 SF	
01.2.08	185 SF	
01.2.09	184 SF	
01.2.10	323 SF	
01.2.11	285 SF	
01.2.12	332 SF	
01.2.13	290 SF	
01.2.14	338 SF	
01.2.15	444 SF	
01.2.16	617 SF	
01.2.17	72 SF	
01.2.18	46 SF	
01.2.19	1853 SF	
01.2.20	99 SF	
01.2.21	1122 SF	
Arcade 3800 Lvl. 1		
Name	Area	
01.2.22	80 SF	
01.2.23	147 SF	
01.2.24	135 SF	
01.2.25	216 SF	
01.2.26	152 SF	
01.2.27	92 SF	
01.2.28	239 SF	
01.2.29	39 SF	
01.2.30	593 SF	
01.2.31	123 SF	
01.2.32	127 SF	
01.2.33	32 SF	
01.2.34	194 SF	
01.2.35	272 SF	
01.2.36	251 SF	
01.2.37	31 SF	
01.2.38	16959 SF	
01.2.39	1121 SF	
01.2.40	1802 SF	
01.2.41	378 SF	
01.2.42	163 SF	
Arcade 3800 Lvl. 1		
Name	Area	
01.2.43	307 SF	
01.2.44	4324 SF	
01.2.45	20776 SF	
01.2.46	3382 SF	
01.2.47	617 SF	
01.2.48	625 SF	
01.2.49	211 SF	
01.2.50	139 SF	
01.2.51	71 SF	
01.2.52	199 SF	
01.2.53	135 SF	
01.2.54	128 SF	
01.2.55	126 SF	
01.2.56	260 SF	
01.2.57	222 SF	
01.2.58	577 SF	
01.2.59	267 SF	
01.2.60	193 SF	
01.2.61	697 SF	
01.2.62	614 SF	
Level 1	123890 SF	

3800 Floor Plan - Floor 2 & 3



Arcade 3800 Lvl. 3		
Name		Area
03.2-01	2103 SF	
Level 3		2103 SF





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STORY BEFORE VENTURE

**EXPANSIONS.
RELOCATIONS.
LAUNCHES.
WE'RE READY.**

CONTACT:

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