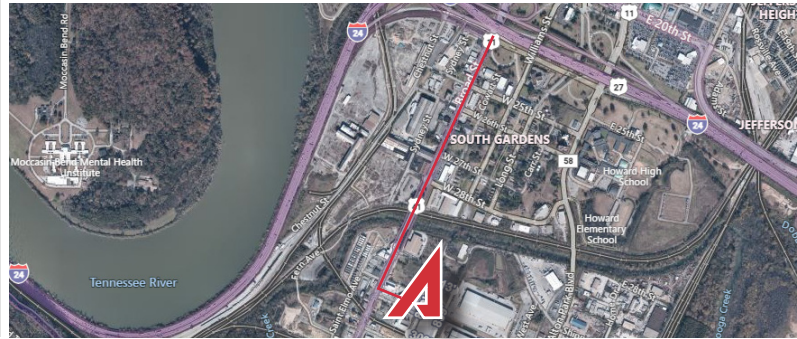


# Warehouse | Distribution

3010 Williams Street, Suite 118  
Chattanooga, TN 37410

Conveniently located on Williams Street with close proximity to I-24 access. The suite has 16 parking spaces for employees with a spacious dock court in the rear.



## Property Highlights

- Warehouse SF: 27,880
- Office SF: 1,120  
Three Offices with updated breakroom and kitchenette
- Six (6) dock doors: 10' x 13'
- 3 Phase 400 Amp Power
- Sprinklered
- Column Spacing: 25' by 40'
- Ceiling Height (Eave): 18'8"

## Leasing Summary

|              |                |
|--------------|----------------|
| LEASE PRICE: | \$7.50 PSF NNN |
| NNN:         | \$0.77 PSF     |
| TAX ID:      | 155F C 013     |
| SQUARE FEET: | 29,000±        |
| ZONING:      | M1             |
| YEAR BUILT:  | 1980           |

## Demographics

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2024 HOUSEHOLD | 1,404  | 17,930  | 28,876  |

📍 520 Lookout Street Chattanooga, TN 37403

☎ +1 423 267 6549

🌐 naicharter.com

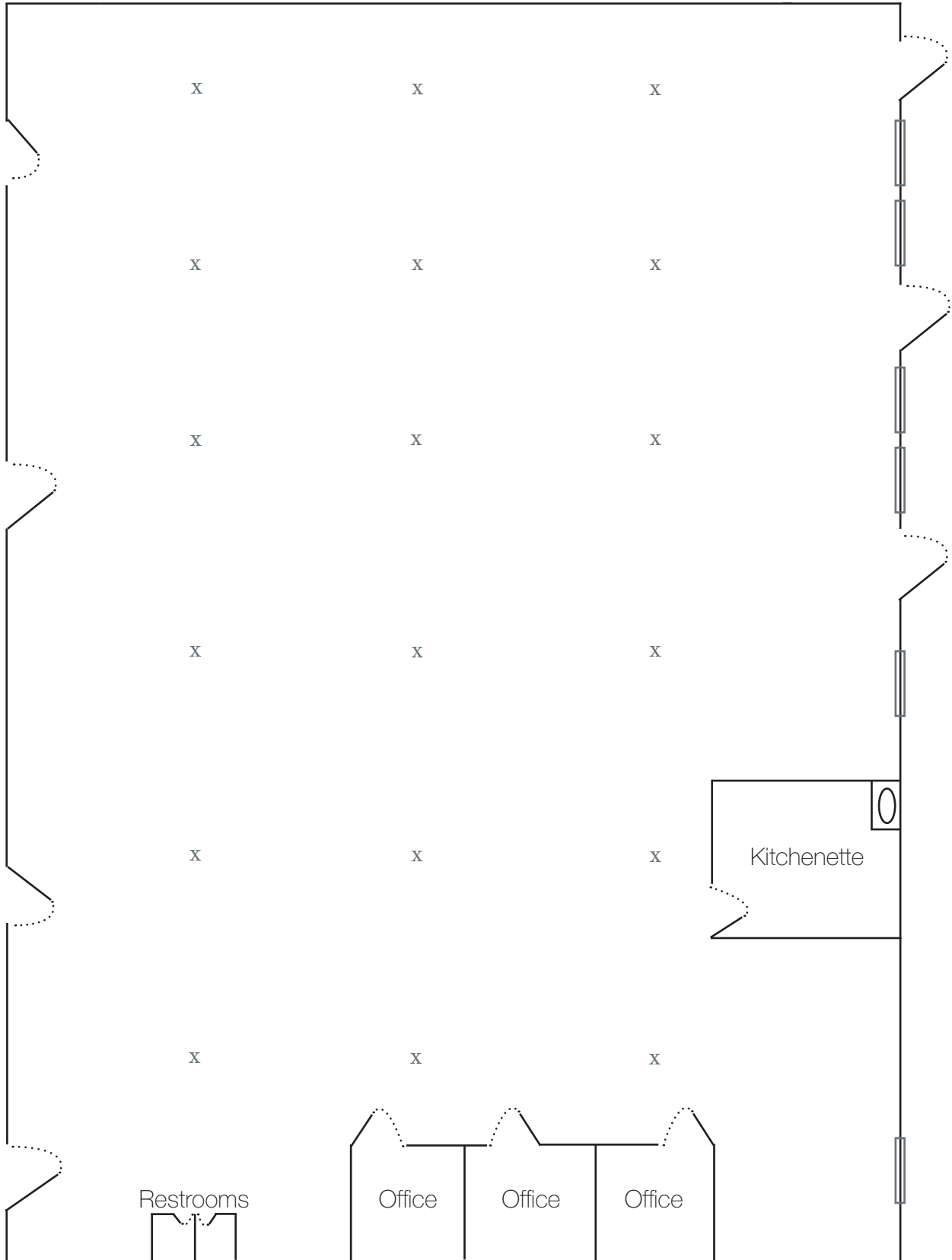
**For more information,  
please contact:**



**D. Frazier DeVaney, Vice President**  
o: 423 308 3760  
e: fdevaney@charterre.com

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\*Not to Scale

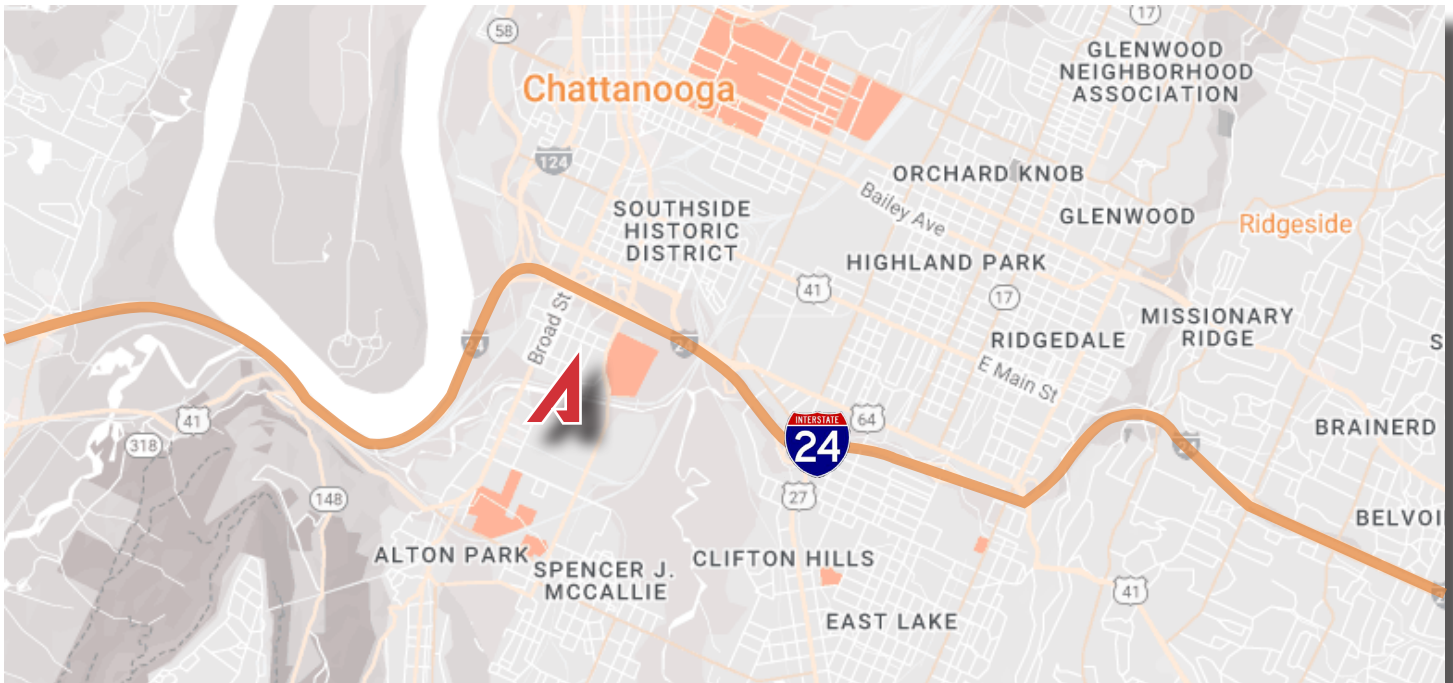
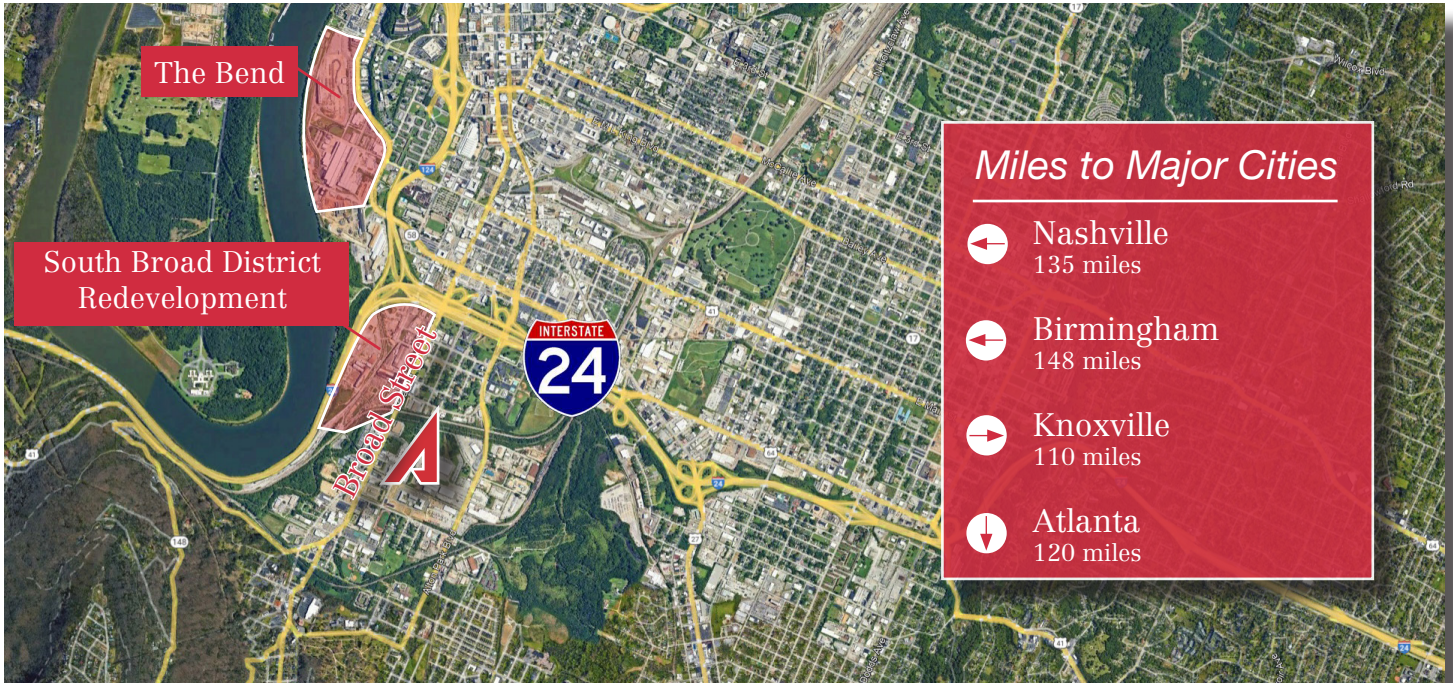


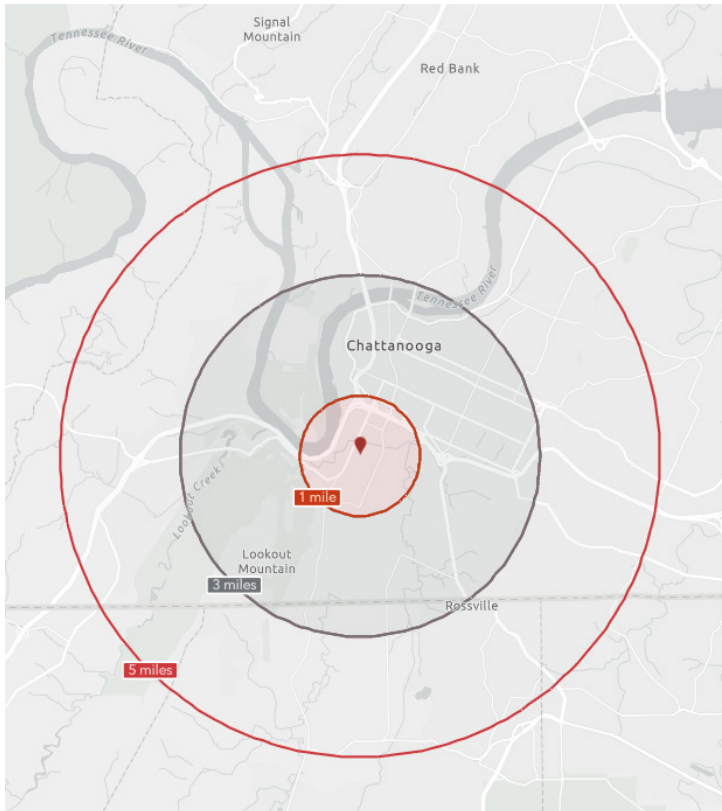












### KEY FACTS - 5 MILES

**67,143**  
Population

**\$63,527**  
Median Income



**\$63,527**  
Median Household  
Income



**\$41,501**  
Per Capita Income



**\$134,455**  
Median Net Worth

| Population               | 1 mile   | 3 mile   | 5 mile   |
|--------------------------|----------|----------|----------|
| 2024 Population          | 3,207    | 43,559   | 67,143   |
| 2029 Population          | 4,429    | 45,447   | 67,931   |
| Median Age               | 36.6     | 32.3     | 38.2     |
| Household                | 1 mile   | 3 mile   | 5 mile   |
| 2024 Households          | 1,404    | 17,930   | 28,876   |
| Average Household Income | \$64,123 | \$86,414 | \$96,572 |