

# 6130 Preservation Dr

±41,931 SF | 2.5 AC INDUSTRIAL FACILITY IN THE HEART OF CHATTANOOGA





6130 Preservation Dr  
Chattanooga, TN 37416

For Sale or Lease

# Property Description

This 2.5-acre industrial property, zoned M-2 (Proposed Equivalency Zone I-L), offers prime visibility on Bonny Oaks Drive, less than a mile from Hwy 153 for seamless interstate access. Just 3 miles from Volkswagen Chattanooga, it's an ideal location for suppliers. The site features 41,931 SF of space (per tax records) across two insulated warehouses, each equipped with functional heaters. Building #1 includes a loading dock, with access to Building #2. Utilities are well-supported, with water and electric sharing one meter and gas split across two meters. Electrical system includes 3-phase, 120/240 volt, 200-amp service with split panels. Additionally, the property includes two executive offices, complete with a shower.





6130 Preservation Dr  
Chattanooga, TN 37416

For Sale or Lease

# Property Features

**Hamilton County Tax Parcel ID:** 129K B 034

**Total Acreage:** ±2.5 AC

**Zoning:** M-2 (Proposed Equivalency Zone I-L)

**Existing Office/Warehouse Building:** ±25,200 SF with covered loading dock, 25 parking spaces

**Existing Office/Warehouse Building:** ±19,600 SF with high bay access door at grade for access to additional building, 20 parking spaces

**Total Existing Building Square Footage:** ±41,931 SF

**Restrooms:** In office and in warehouse

**Specialty Rooms:** 2 Executive offices with shower

**Location:** Great visibility on Bonny Oaks Dr, less than one mile from Hwy 153 for quick access to interstate, located 3 miles from Volkswagen Chattanooga – Perfect location for supplier

# ±41K

Total Building Square Footage

# ±2.5

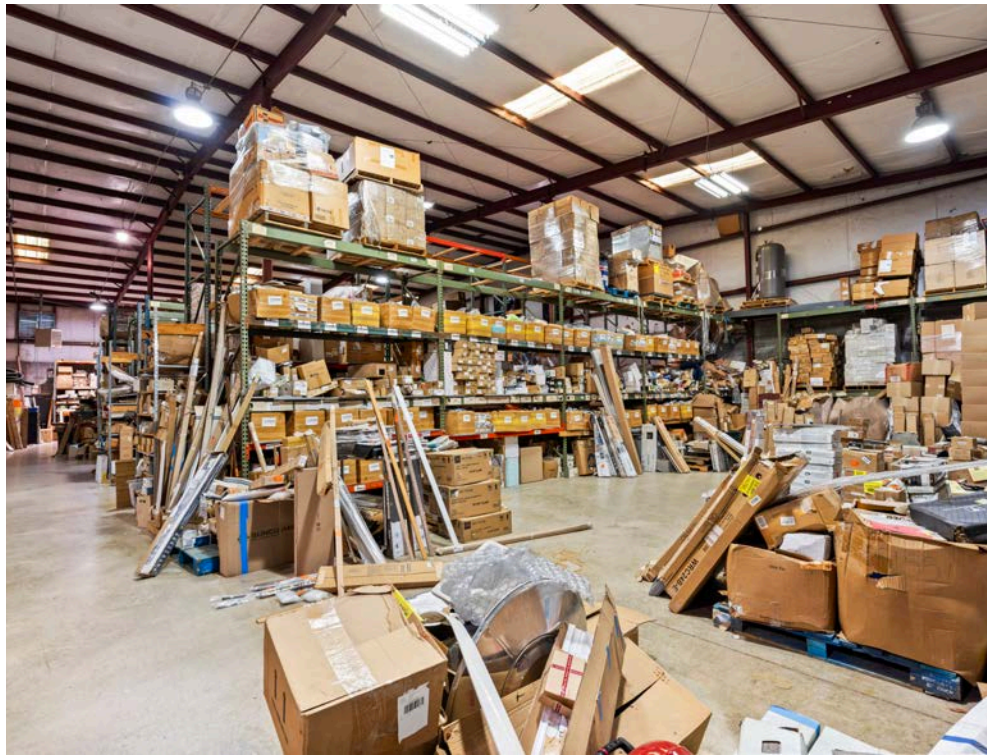
Total Land Acreage

# M-2

Zoning















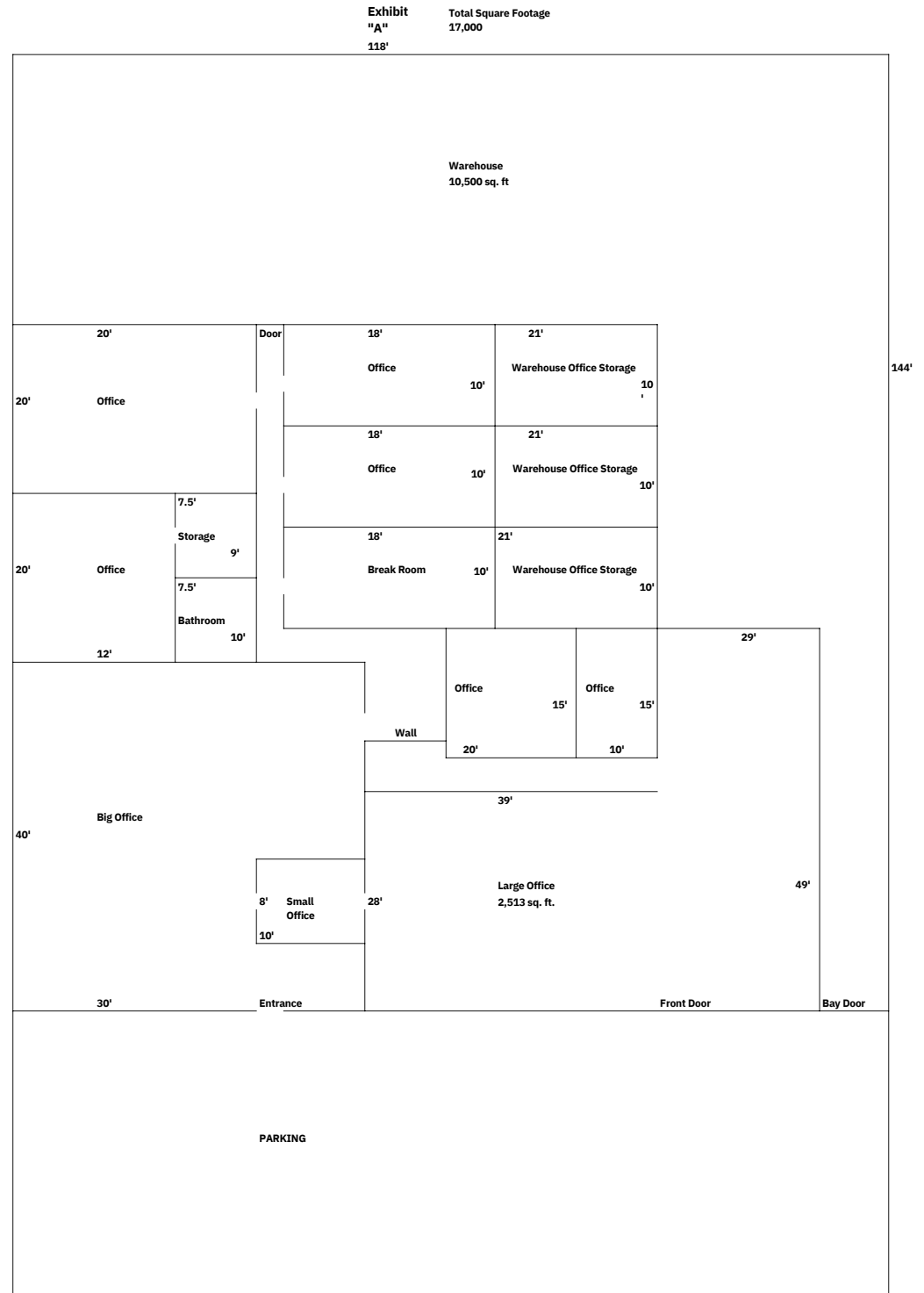


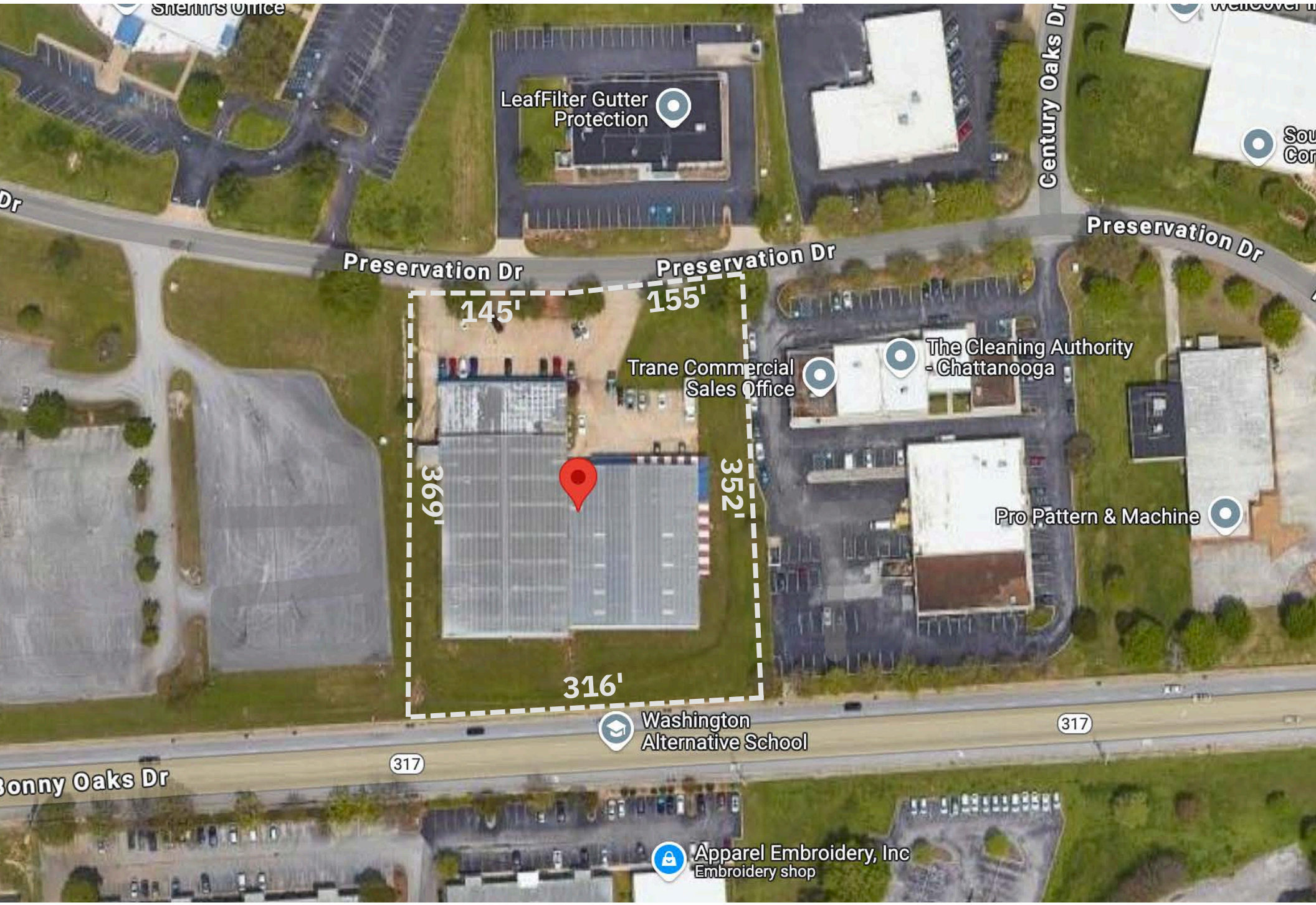
## Building #1 | 25,200 SF

- Constructed 1989
- Building was originally built as Frost Cutlery office and warehouse
- Office building in front and warehouse in back with covered loading dock
- Office is heated and cooled
- Warehouse is heated with gas heat
- Restrooms in both office and warehouse
- Approximately 25 parking spaces

## Building #2 | 16,731 SF

- Constructed 1995
- Built by Frost Cutlery as an addition to their warehouse
- High bay access door at grade for access to building #2
- Two separate office areas (with separate entry doors) on front of building
- Currently left side office suite is vacant. Right side office suite is owner occupied
- Office is heated and cooled
- Warehouse is heated with gas heat
- Restrooms in both office and warehouse
- One known active leak in left side office area
- Entire structure is full roof height but a drop ceiling has been installed over office areas
- Approximately 20 parking spaces





Stennis Office

LeafFilter Gutter Protection

Century Oaks Dr

Wainover

Sou Cor

Dr

Preservation Dr

Preservation Dr

Preservation Dr

145'

155'

369'

352'

316'

Trane Commercial Sales Office

The Cleaning Authority - Chattanooga

Pro Pattern & Machine

Washington Alternative School

Bonny Oaks Dr

317

317

Apparel Embroidery, Inc Embroidery shop





**SITE**

To Knoxville



**153**  
Tennessee



**75**

To Nashville



To Downtown Chattanooga

**CHA** CHATTANOOGA AIRPORT

**75**

To Atlanta



6130 PRESERVATION DRIVE  
4 MILES TO I-75



**SITE**



**153**  
Tennessee



**amazon**



To Knoxville

**75**  
INTERSTATE

**CHA** CHATTANOOGA AIRPORT



**75**  
INTERSTATE



**75**  
INTERSTATE

To Atlanta

6130 PRESERVATION DRIVE  
3 MILES TO VOLKSWAGEN





**153**  
Tennessee

SR 153  
AADT (2023) 159,954

Bonny Oaks Dr - SR 317  
AADT (2001) 18,942

**LANSING**  
BUILDING PRODUCTS

**LOUISVILLE TILE**  
Surface Solutions Since 1955

**RJYoung**

**FedEx**

**HAMILTON COUNTY SHERIFF'S OFFICE**



**SITE**

**INTERSTATE 75**

6130 PRESERVATION DRIVE  
SURROUNDING AREA

Google

Images © 2024 Airbus, Microsoft, Mapbox, Mapbox, Microsoft, Google



6130 Preservation Dr  
Chattanooga, TN 37416

For Sale or Lease

## Contact

Tara Maner

Principal Broker | REALTOR®

C: 423-624-1187

O: 423-531-2736

[tara@liveworkplaycha.com](mailto:tara@liveworkplaycha.com)

© 2024 Uptown Firm, LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Uptown Firm and the Uptown Firm logo are service marks of Uptown Firm, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Uptown Firm. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[uptownfirm.com](https://uptownfirm.com)

**UPTOWN**  
— FIRM, LLC —  
A REAL ESTATE NETWORK