

2811 East 49th Street

±8,100 SF OF INDUSTRIAL FLEX SPACE



Property Overview

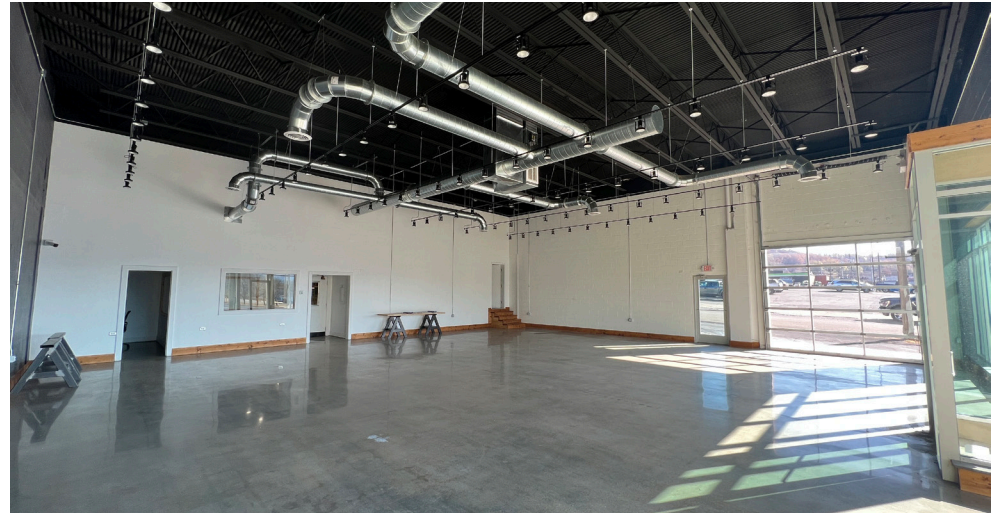
Great Industrial Flex space located just north of the Tennessee/Georgia state line on Rossville Blvd. Situated near a mix of local businesses and national retailers. The space contains approximately 8,100 SF with 2,500 SF of open concept office and 5,600 SF of warehouse space.

Offering Summary

- + **Lease Rate:** \$10.00/SF/YR NNN
- + **Building Size:** 38,229 SF
- + **Available SF:** 8,100 SF
- + **Lot Size:** 1.58 AC
- + **Year Built:** 1960
- + **Renovated:** 2018
- + **Zoning:** C-2
- + **Traffic Count:** 22,848 AADT
- + **APN:** 1680 B 003

Building Details

- + **Drive In Doors:** 5 - Two 12' x 20'
One 12' x 12'
Two 10' x 10'
- + **Clear Height:** 14'
- + **Heat:** Gas
- + **Restrooms:** 2
- + **Offices:** 2



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For Lease



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