



**4608 Kirkland Avenue**  
**Chattanooga, TN 37410**

*\*Operating business, showings by appointment only\**

## Property Highlights

- Large industrial manufacturing facility
- Site redevelopment: Industrial, I.O.S, or multifamily
- Manufacturing, warehouse distribution
- Close proximity to downtown
- Truck scale
- Truck access from Rossville Blvd.
- Railroad access to site Norfolk Southern provider

## Offering Summary

SALE PRICE:	<b>\$3,999,000</b>
TN PARCEL ID:	<b>167C J 012 167F C 002 167C J 007 167F C 0011 167F B 012 167F C 003 167F B 011</b>
LAND SIZE:	<b>12± Acres</b>
ZONING:	<b>M1</b>

📍 520 Lookout Street Chattanooga, TN 37403

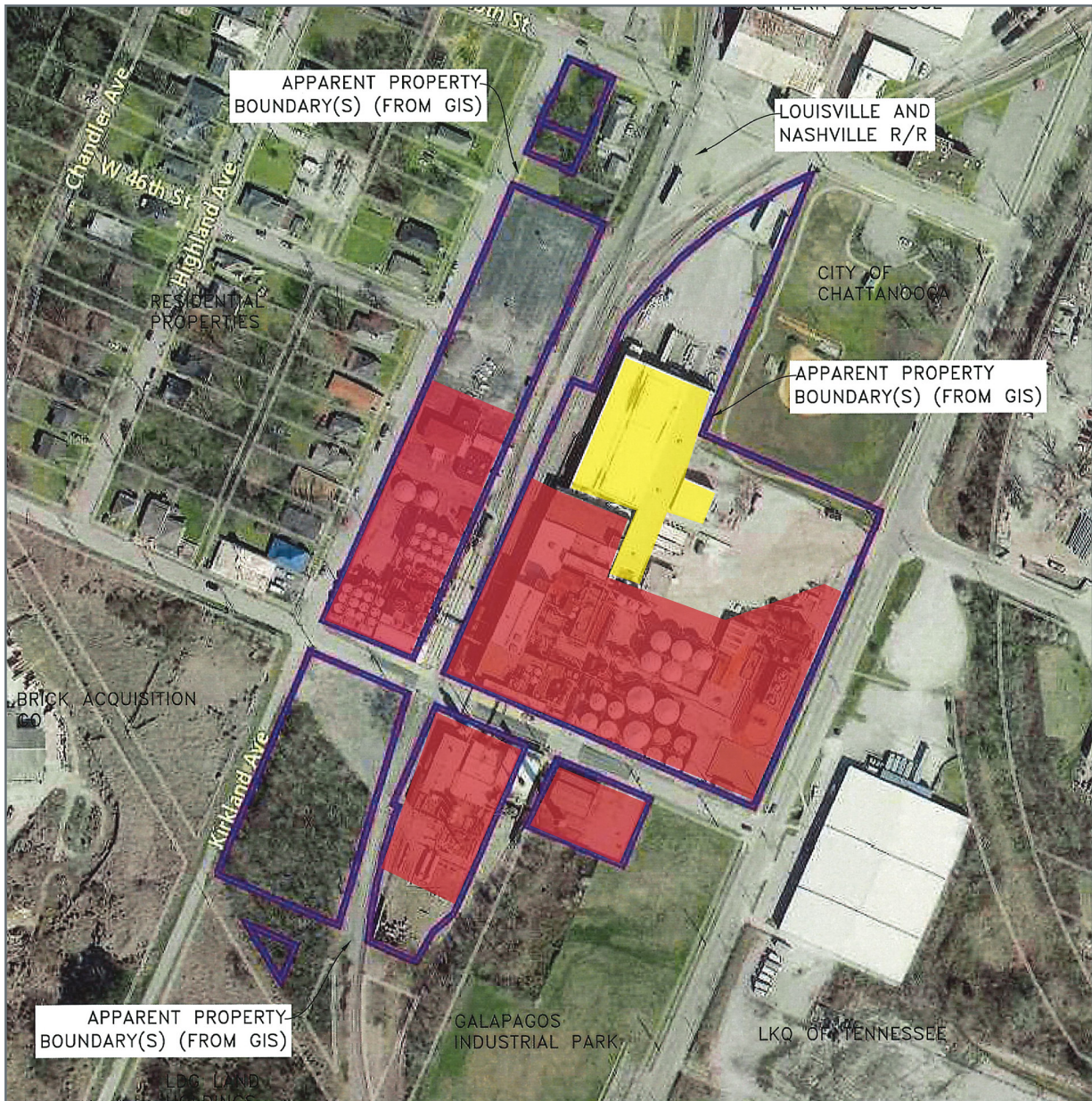
📞 +1 423 267 6549

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

**For more information,  
please contact:**



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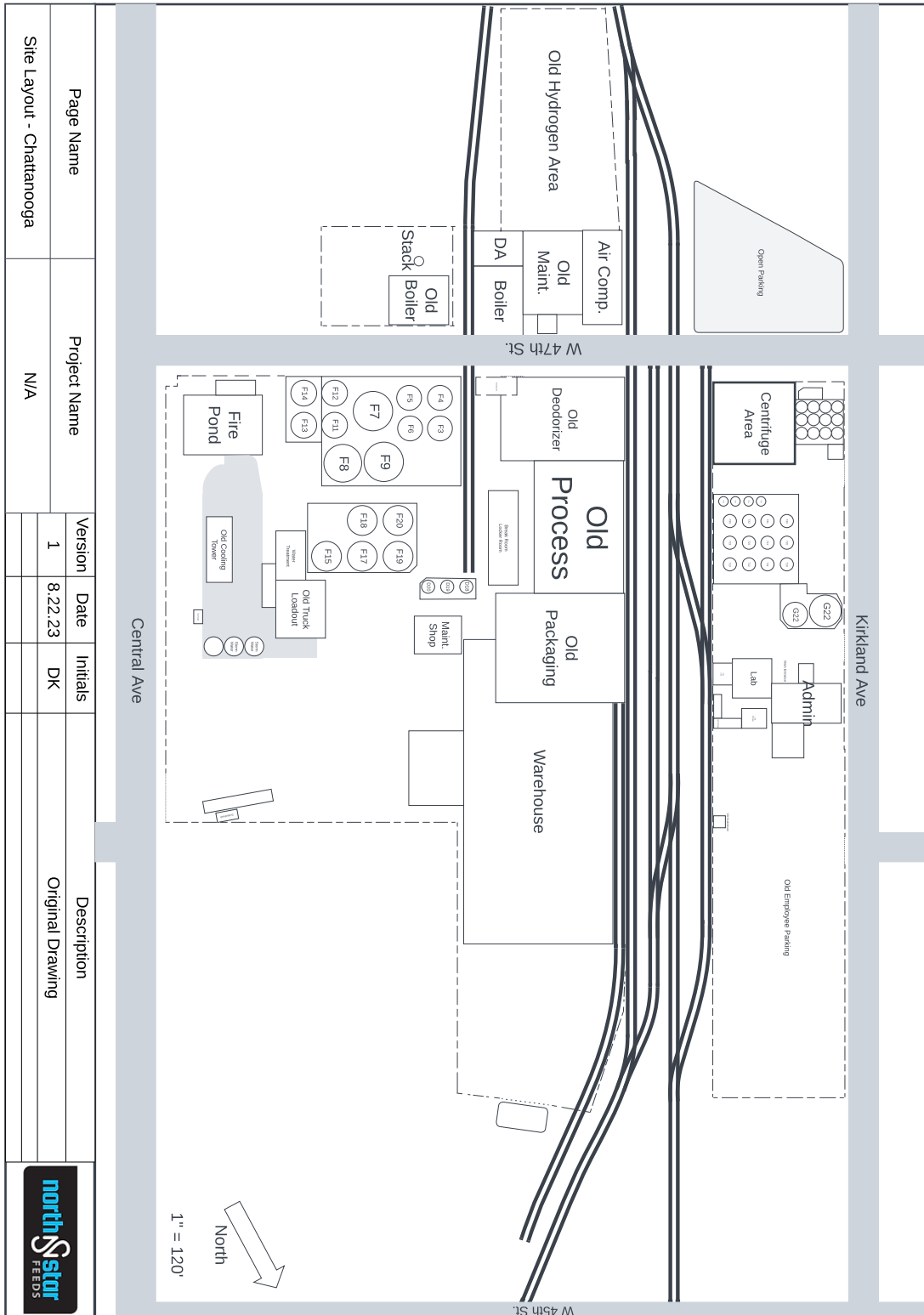


**Broker Opinion:**

Majority of the manufacturing facility will need to be demolished. Existing warehouse approximately 35,000 SF can be utilized with updating and repair.

**Warehouse (highlighted in yellow)**

- 24' ceiling height
- 9+ dock doors
  - truck court
  - roof
- power 3 phase
- rail access



Page Name	Project Name		Version	Date	Initials	Description
Site Layout - Chattanooga	N/A		1	8.22.23	DK	Original Drawing



