

# INDUSTRIAL FACILITY \$3,999,000 Chattanooga | Alton Park



\*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

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

+1 423 267 6549



naicharter.com

For more information, please contact:

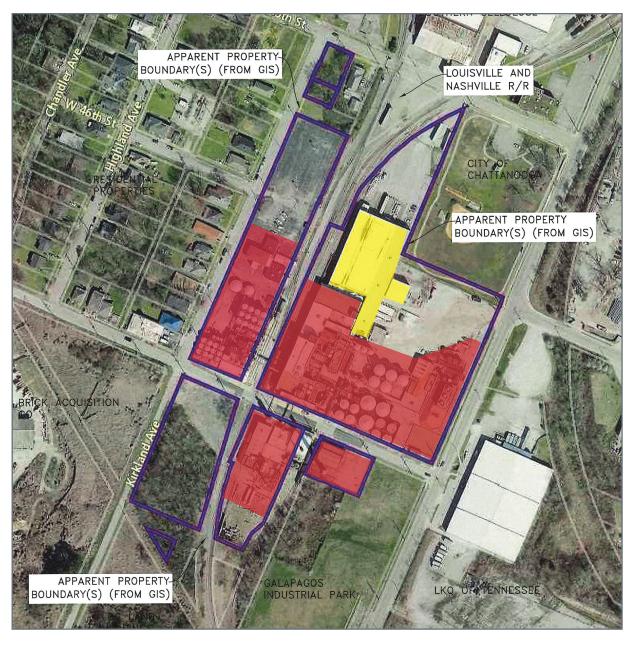


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#### **Broker Opinion:**

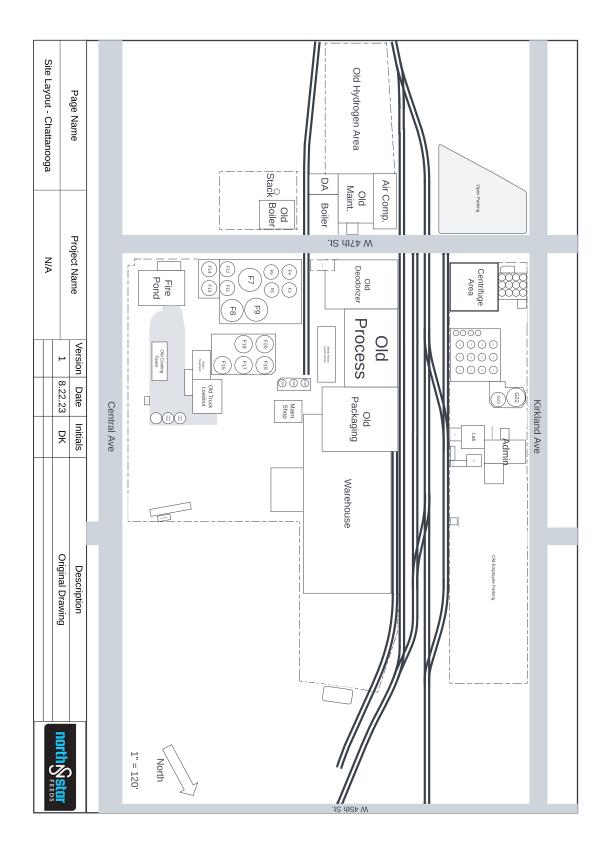
Majority of the manufacturing facility will need to be demolished. Existing warehouse approximately 35,000 SF can be utilized with updating and repair.

### Warehouse (highlighted in yellow)

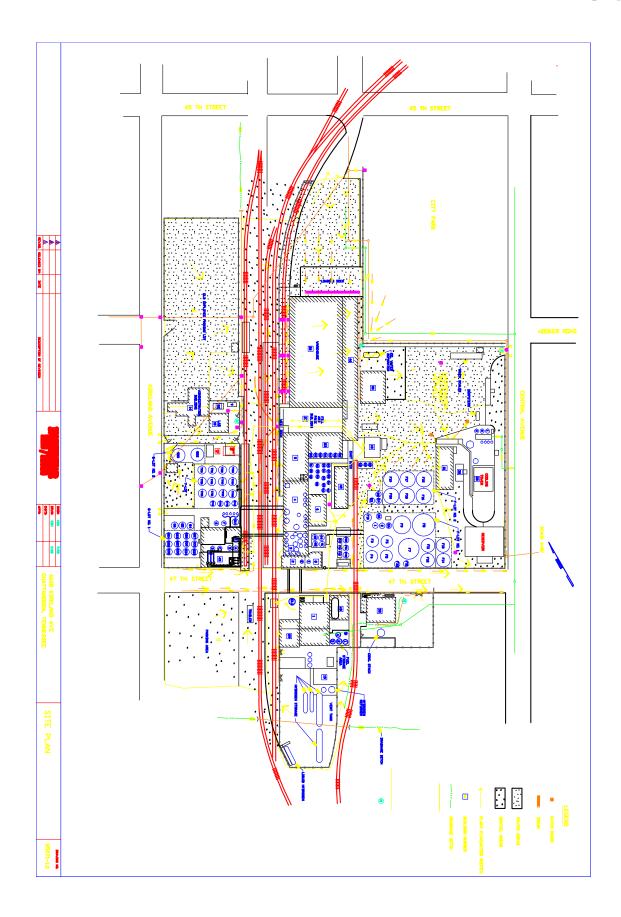
- 24' ceiling height
- 9+ dock doors
  - truck court
    - roof
- power 3 phase
  - rail access





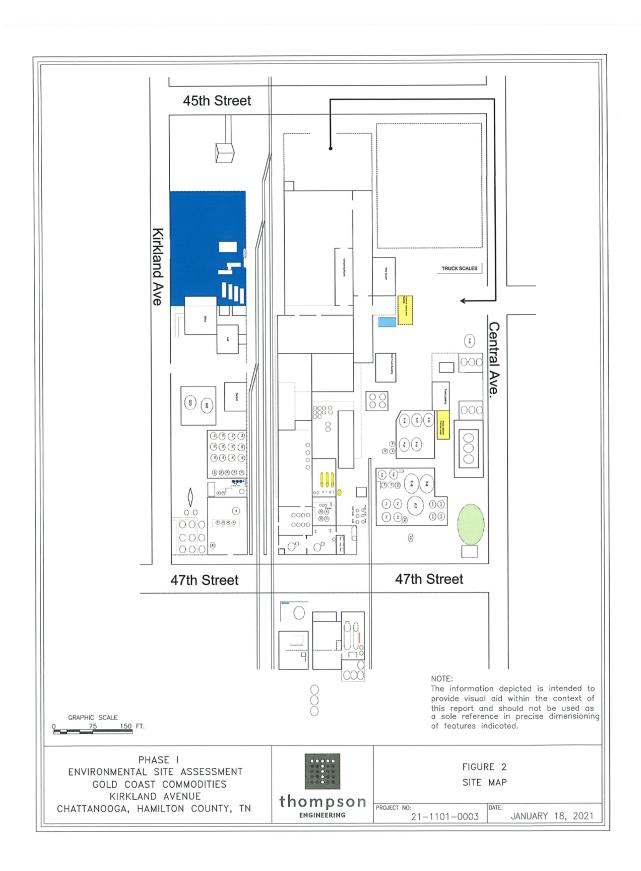




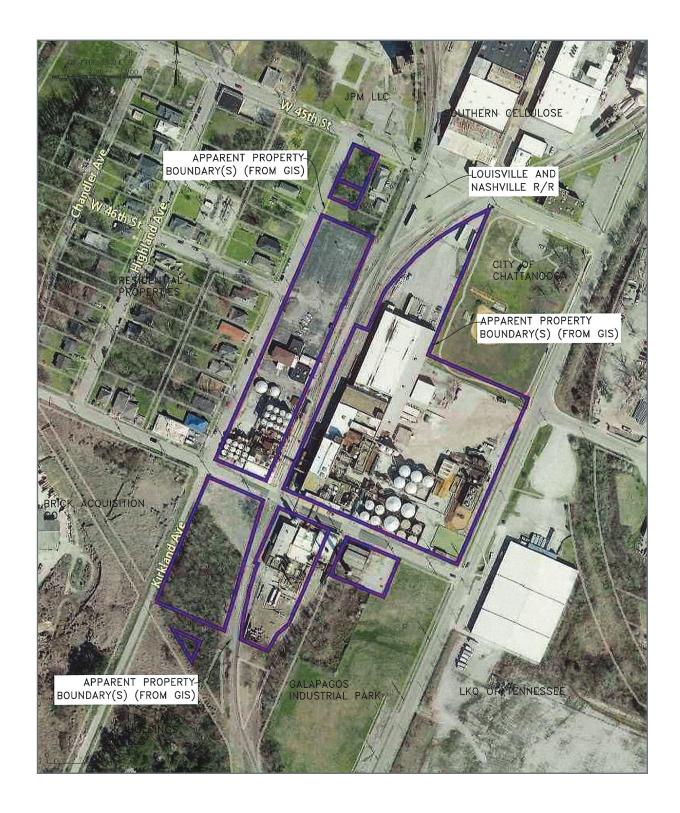












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