

Rossville Industrial Submarket

4010 Calhoun Avenue
Chattanooga, TN 37343

This functional, free standing warehouse, is located on Calhoun Avenue off Rossville Blvd. The facility is located minutes from I-24 and the Chattanooga Central Business District.



Property Highlights

The property offers a functional layout ideal for a wide variety of manufacturers or industrial users. This 13,520 Sf free-standing building has approximately 10,000 square feet of warehouse space and 3,000 square feet of office space, inclusive of the paint booth.

- 13,520 Square Feet
 - +/- 10,520 Sf - Warehouse
 - +/- 3,000 Sf - Office (Inclusive of Paint Booth)
- Paint Booth
- One (1) Drive-In Door: 12' x 12'
- Ceiling Heights
 - Bay 1: 14' Clear
 - Bay 2: 16' Clear

****Please do not disturb Tenant. Contact Listing Agent for showings.****

Offering Summary

SALE PRICE:	\$885,000
PROPERTY TAXES:	\$6,632.23
TAX ID:	168H H 013
SQUARE FEET:	13,520±
ACRES:	0.51±
ZONING:	I-H (Heavy Industrial)
YEAR BUILT:	1985

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

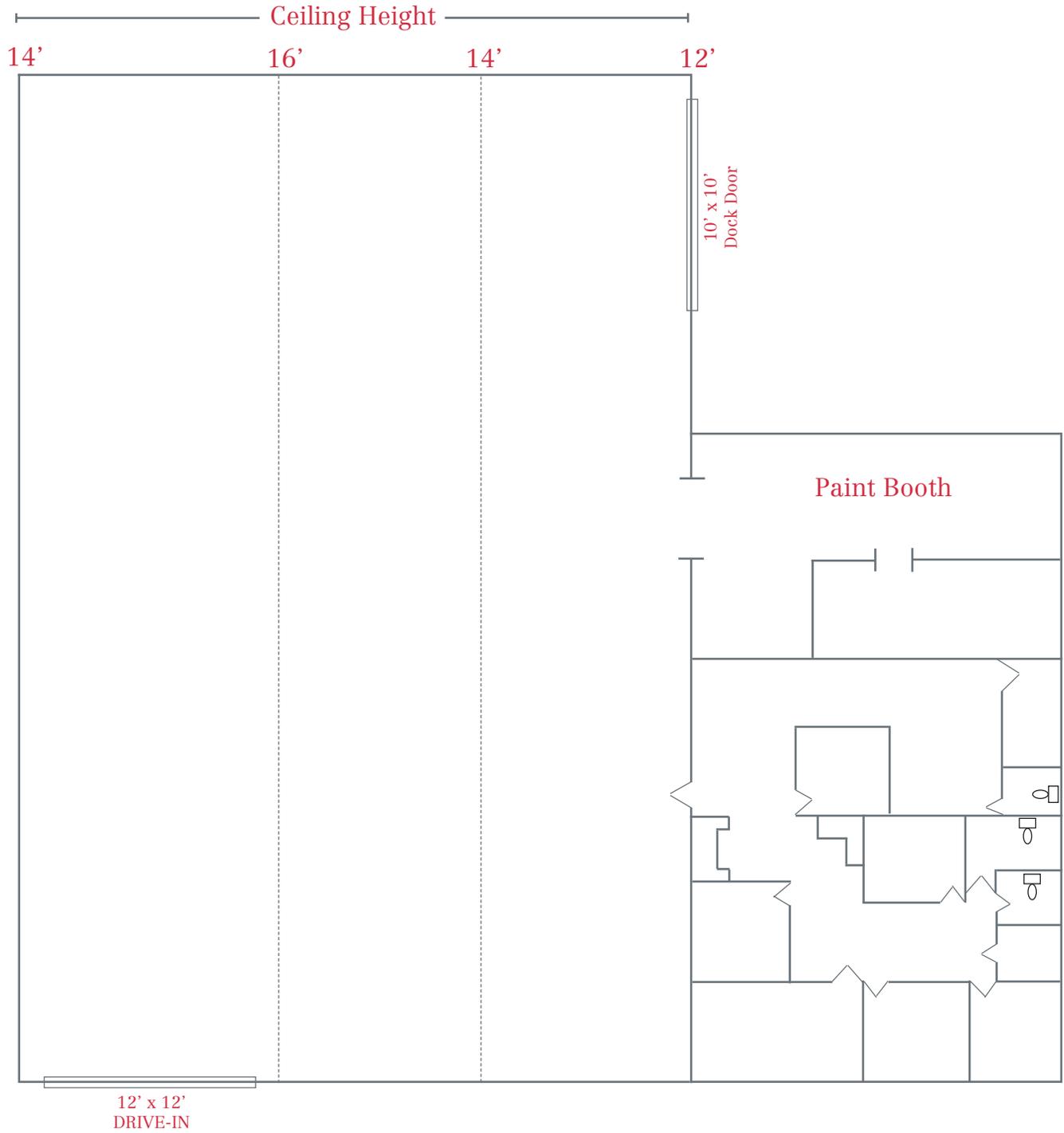
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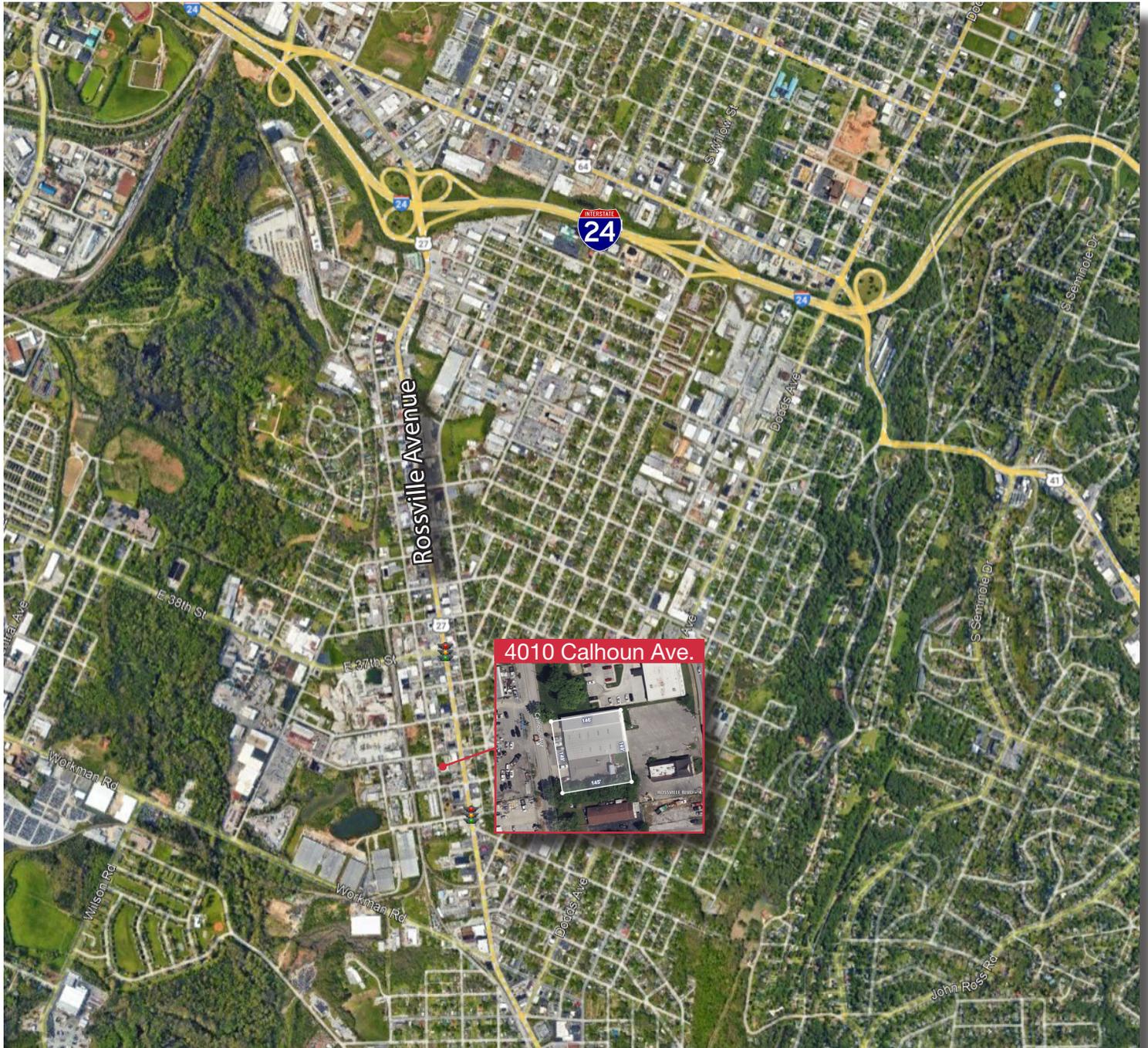
**For more information,
please contact:**



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*Not to Scale





TRAFFIC COUNTS | 2023

Rossville Avenue	28,579 VPD
Interstate 24	116,761 VPD



