

Warehouse For Lease
6607 Mountain View Road, Chattanooga, TN



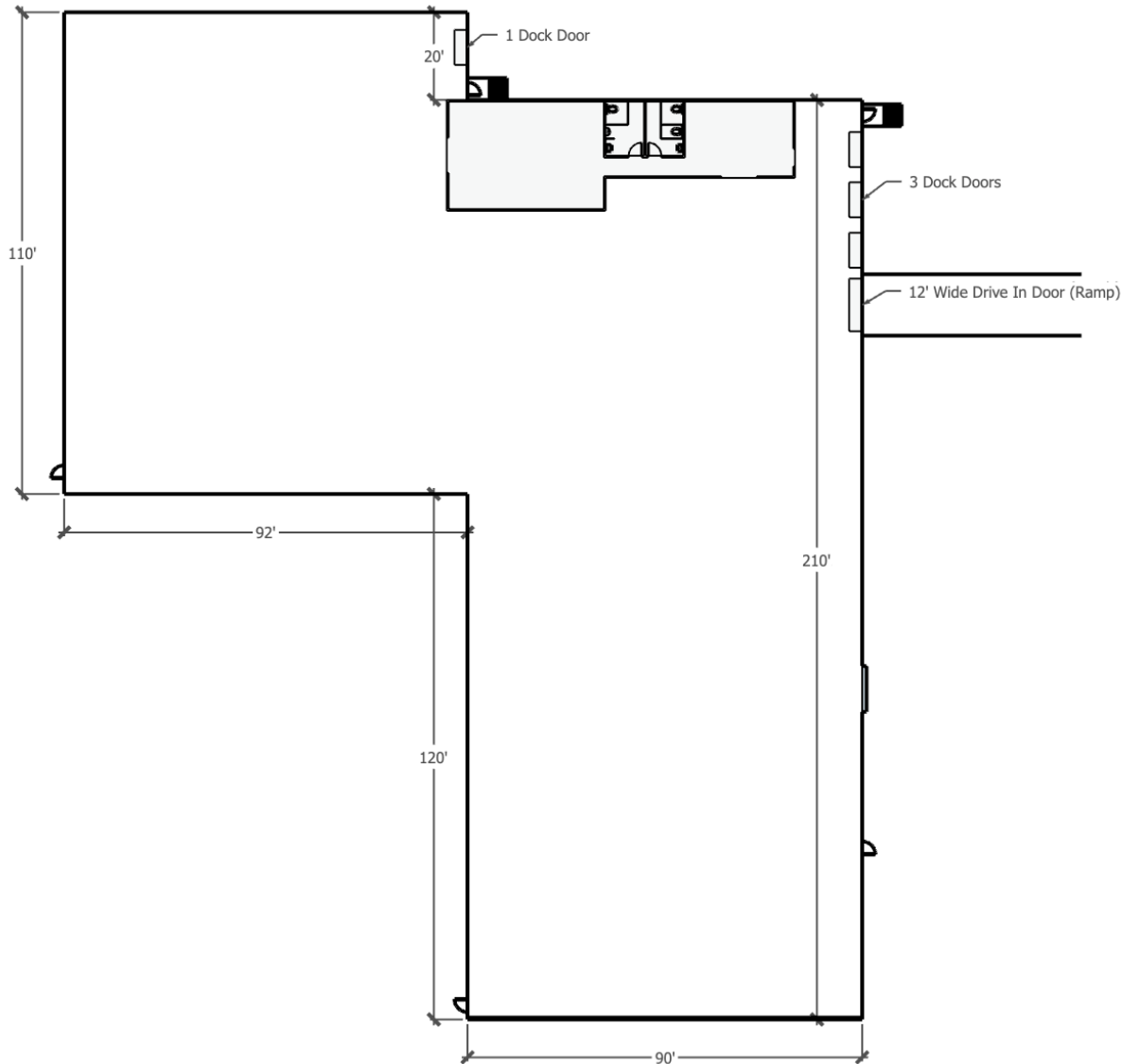
HERMAN WALLDORF
COMMERCIAL REAL ESTATE

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Property Overview



HIGHLIGHTS

Suite 111
29,020 SF Warehouse

4 - dock height loading doors
1 - 12' wide drive in door

Clear span warehouse
19' 6" clear height at center

1,690 SF +/- conditioned office, break
area and 2 multi stall restrooms

Ample car parking

Potential to convert adjacent grass area
for trailer parking

\$8.75 NNN + \$1.30 Op Ex

Information deemed reliable but not guaranteed.

Site Plan



Green Shaded Area = Parking for Suite 125 and Suite 139

Information deemed reliable but not guaranteed.

Photos



Suite 111: Ample Parking



Suite 111: Loading Doors



Suite 111: Northern Section



Suite 111: Southern Section

Information deemed reliable but not guaranteed.

Potential Façade Improvements



*Owner is willing to entertain improvements to the front façade, to include new front entry and additional office space

Information deemed reliable but not guaranteed.

Potential Façade Improvements

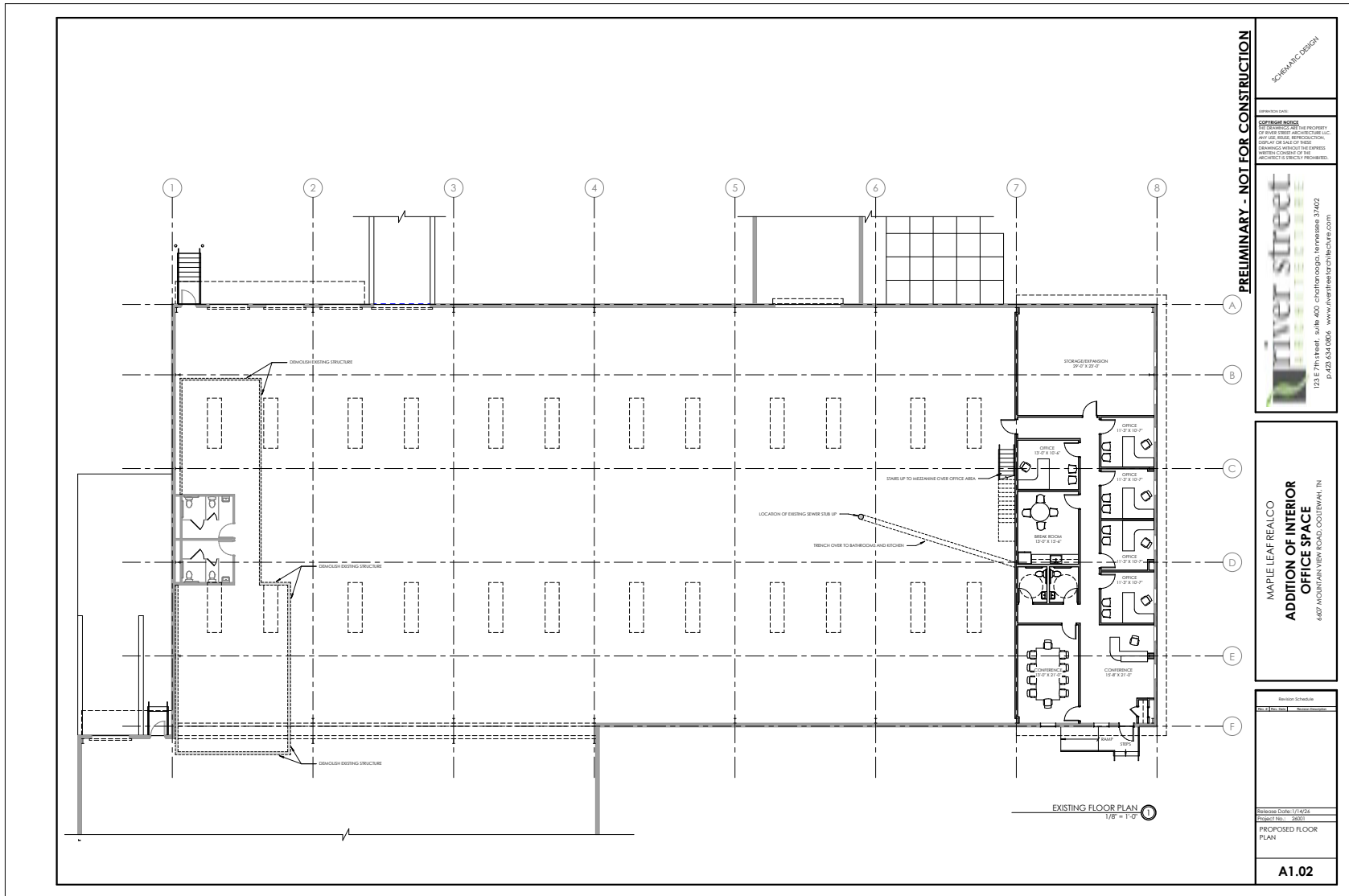


**POTENTIAL FAÇADE ENHANCEMENT
NEW FRONT ENTRANCE & OFFICE SPACE**

*Owner is willing to entertain improvements to the front façade, to include new front entry and additional office space.

Information deemed reliable but not guaranteed.

Potential Office Renovation



Information deemed reliable but not guaranteed.



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