

AVAILABLE | INDUSTRIAL

MERCHANT
REAL ESTATE GROUP

4913 ADAMS RD

HIXSON, TN 37343

PROPERTY HIGHLIGHTS

- **SALES PRICE:** \$1,500,000.00
- **LEASE RATE:** CALL BROKER FOR PRICING
- **ZONING:** I-L (LIGHT INDUSTRIAL)
SUITABLE FOR A WIDE RANGE OF INDUSTRIAL AND COMMERCIAL USES INCLUDING OUTDOOR STORAGE
- **LAND:** 3.5+/- ACRES
- **BUILDING:** 3,000 SF OF FUNCTIONAL OFFICE SPACE WITH MULTIPLE PRIVATE OFFICES, CONFERENCE AREA/TRAINING ROOM, LARGE BREAK ROOM AND FOUR RESTROOMS
- **YARD AREA:** 1.75+/- ACRES COMPACTED GRAVEL WITH 0.75 +/- ACRES FOR FUTURE GROWTH



LEASE OFFERING

4913 ADAMS ROAD
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- LEASE RATE: CALL BROKER FOR PRICING
- LOT 1: 1+/- ACRE LOT WITH 3,000 SF OFFICE BUILDING WITH GRAVEL PARKING AND REAR ADJACENT PARKING. LOT SIZE
- LOT 2: 1.75 +/- ACRE INDUSTRIAL OUTDOOR STORAGE WITH LIGHTING
- LOT 3: 0.75 +/- ACRE (SITE WORK REQUIRED)



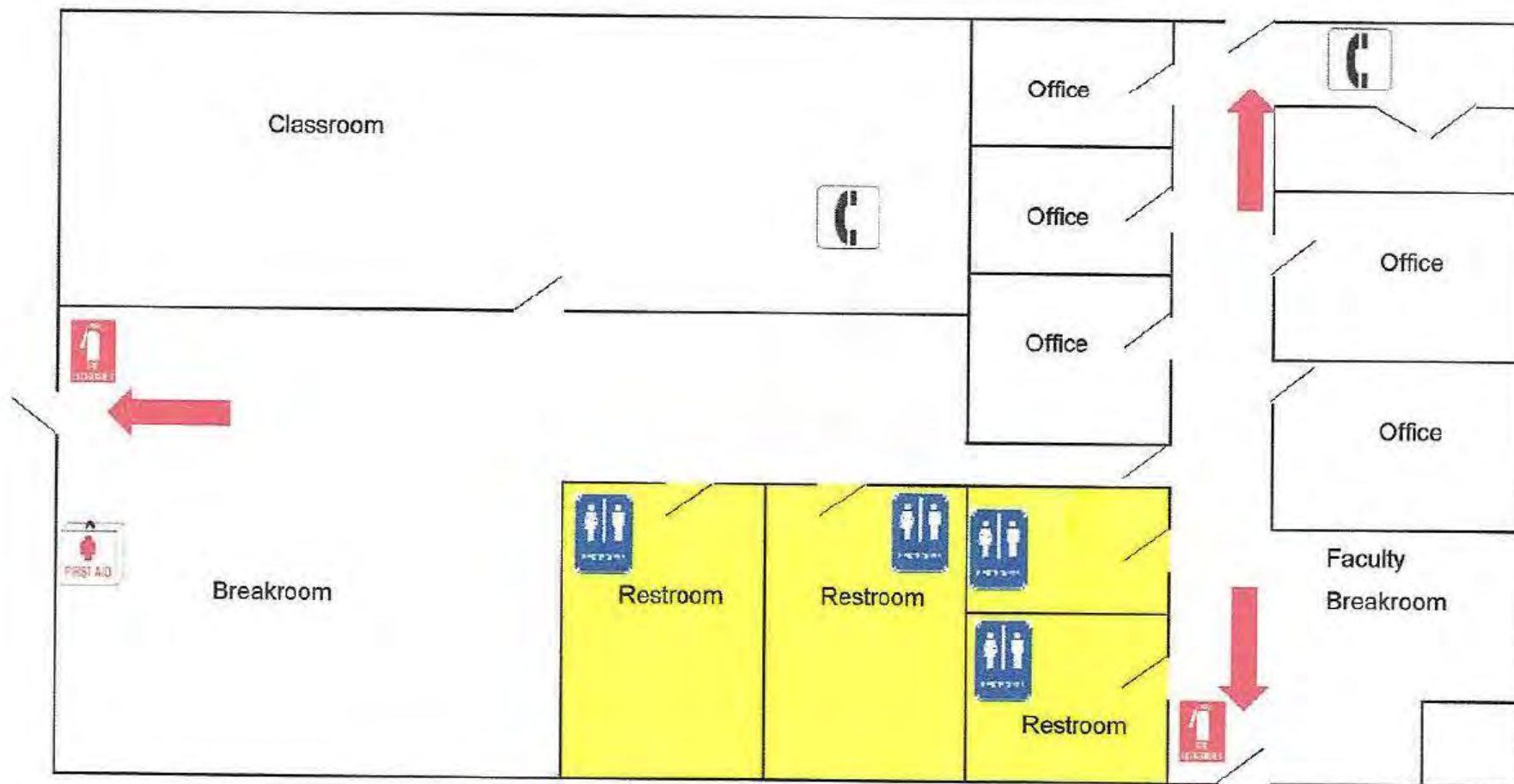
INTERIOR PHOTOS

4913 ADAMS ROAD
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BUILDING FLOOR PLAN

4913 ADAMS ROAD
HIXSON, TN 37343



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