

FOR LEASE | INDUSTRIAL

4301 ROSSVILLE BLVD

CHATTANOOGA, TENNESSEE 37407

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE SF: ±24,000

TOTAL WAREHOUSE SF: ±19,150 (5,400 SF ADDITION)

TOTAL OFFICE SF: ±4,850

RATIO: 80% WAREHOUSE/20% OFFICE

LOT SIZE: 3 AC+/-

ZONING: I-H (HEAVY INDUSTRIAL)

YEAR BUILT: 1953

LEASE RATE: \$7.00/SF/YR

OPEX (ESTIMATED): \$1.00/SF

TAXES: \$0.80, INSURANCE \$0.30, CAM \$0.10

CLEAR HEIGHT: 15.5FT CENTER AND 14.5 FT LOW EAVE

COLUMN SPACING: 20FT X 20 FT

DOCK DOORS: COVERED DOCK AREA 2 ROLL UP DOORS

DRIVE IN DOOR: 2 GRADE LEVEL

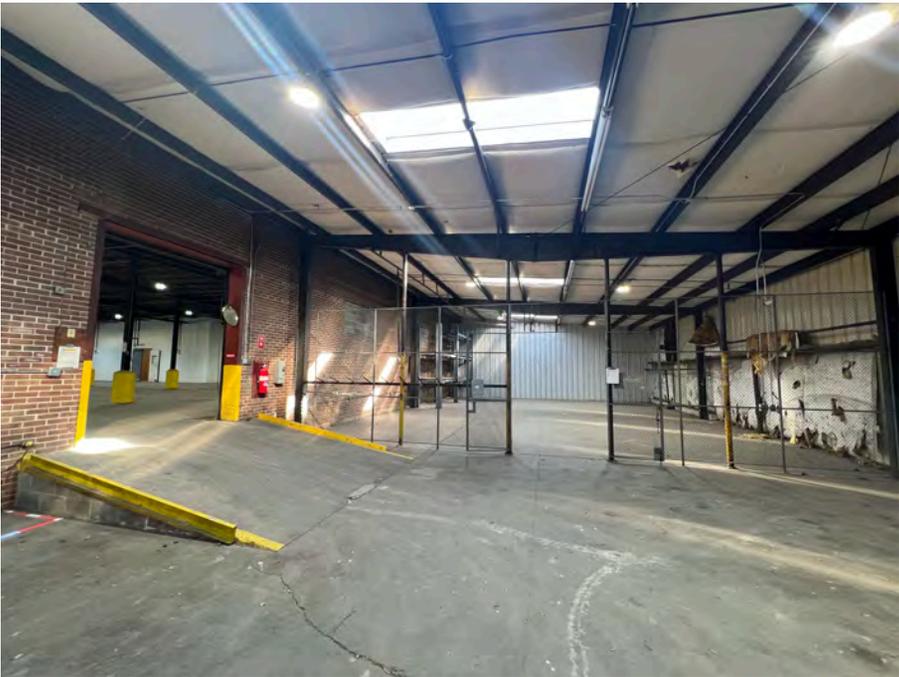
POWER: 3 PHASE 230V 400 AMP

MERCHANT
REAL ESTATE GROUP



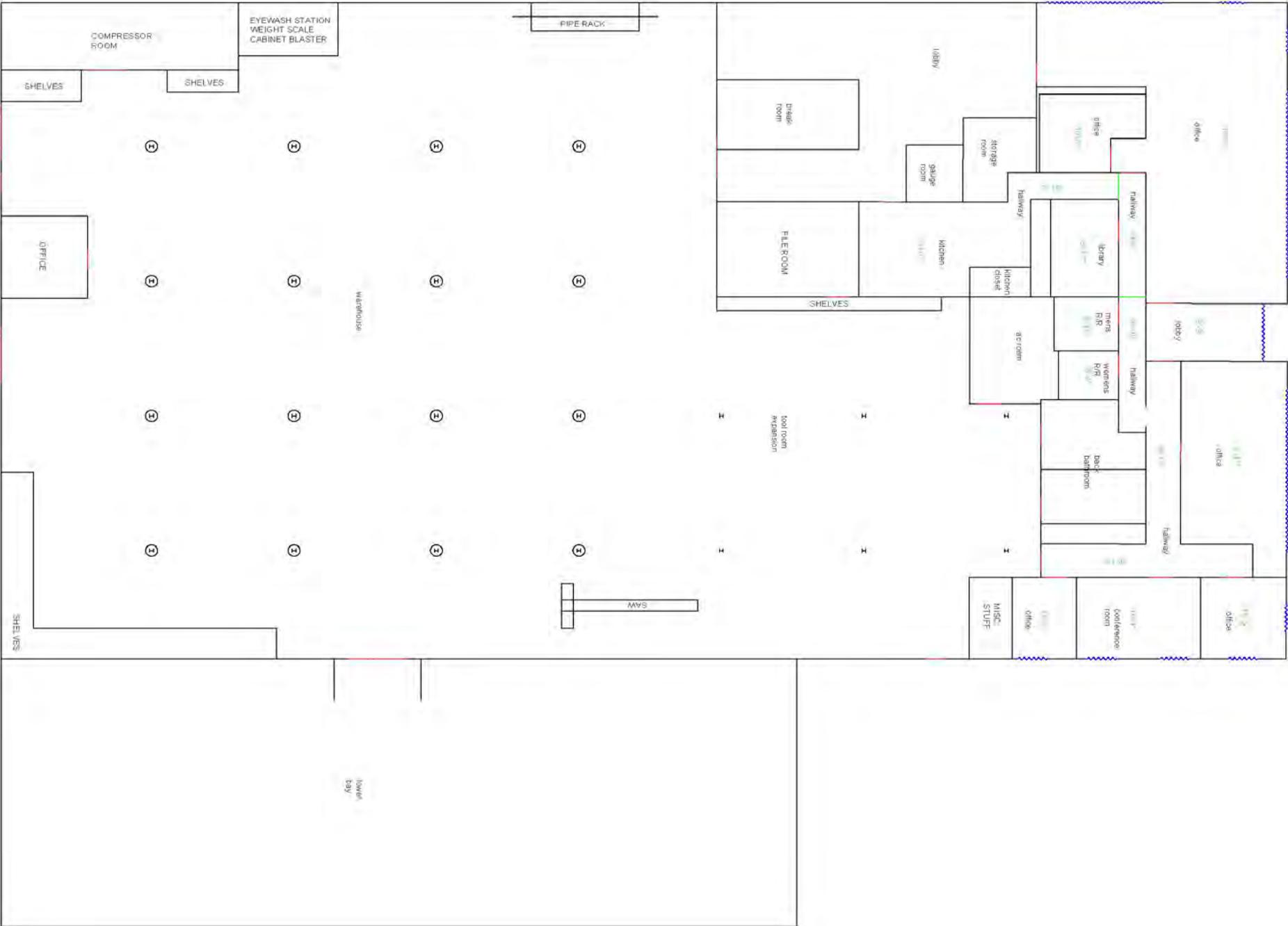
INTERIOR PHOTOS

4301 ROSSVILLE BLVD
CHATTANOOGA, TN 37407



FLOOR PLAN

4301 ROSSVILLE BLVD
CHATTANOOGA, TN 37407



AERIAL OVERVIEW

4301 ROSSVILLE BLVD
CHATTANOOGA, TN 37407



MERCHANT
REAL ESTATE GROUP

+1 423 654-7106

BARRETT KIBBLE
BROKER
+1 423 715 9645
BARRETT@MERCHANTLH.COM

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF MERCHANT REAL ESTATE GROUP. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.