

Southside

1133 E. Main Street
Chattanooga, TN 37408

Prime industrial opportunity located in Chattanooga's Southside district. Built in 1997 and remodeled in 2018, this 13,764 square foot warehouse offers a functional solution for a variety of industrial, distribution, manufacturing, or service-related uses.



Property Highlights

- 2,850 Sf of Office Space
 - 8 private offices, conference room, and kitchenette
- Two (2) Drive-In Doors: 15' x 14'
- Power: 3 Phase 200 Amps 240 Volt
- Ceiling Height: 16.5' (eave)
- On-site surface parking for employees and visitors
- Secured Yard: +1 acre, paved and fenced for storage, equipment, or fleet parking

Leasing Summary

LEASE PRICE:	\$15.00 PSF NNN
TAX ID:	146P E 018
SQUARE FEET:	13,765±
ACRES:	1.68
ZONING:	I-H
YEAR BUILT:	1997/2018

Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	8,358	66,540	133,932

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

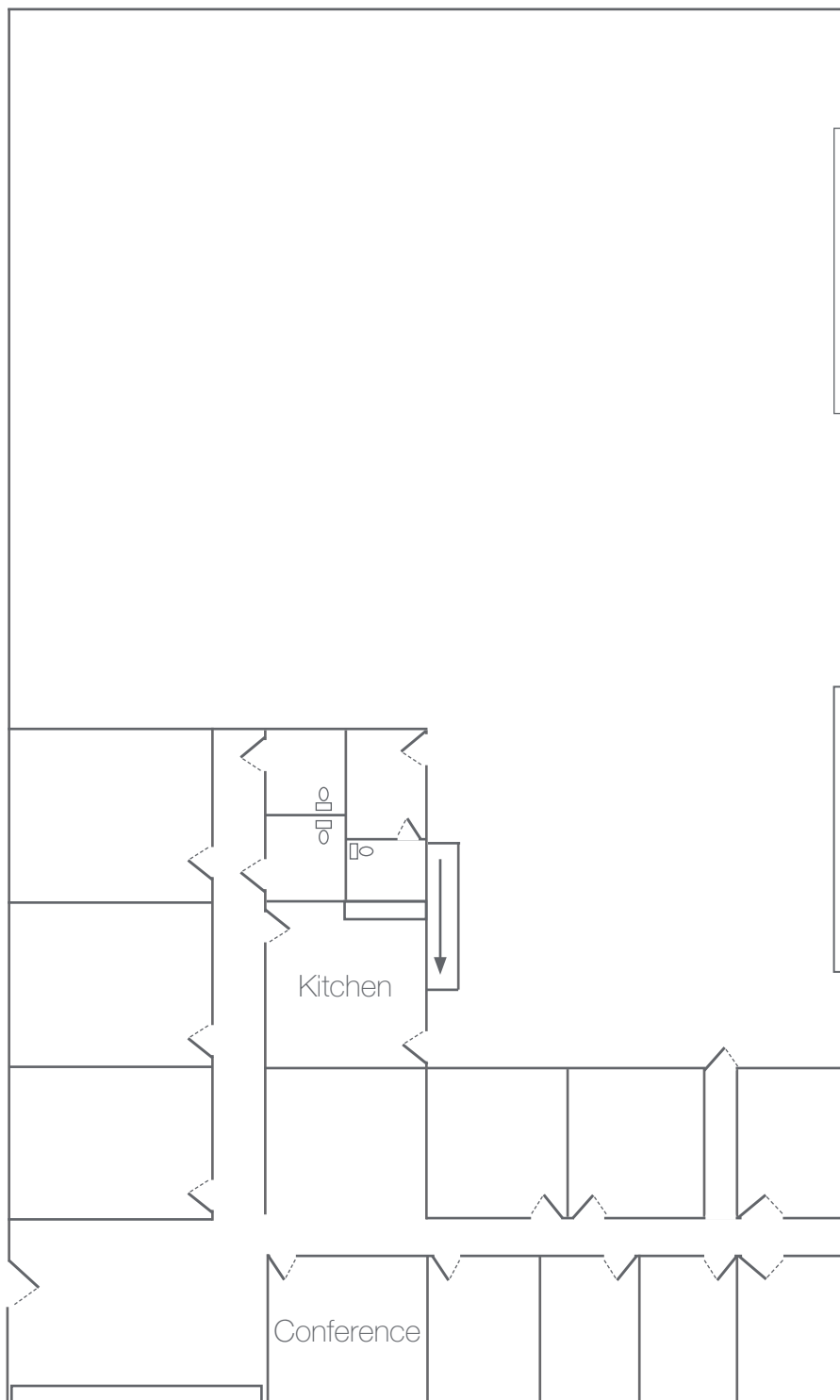
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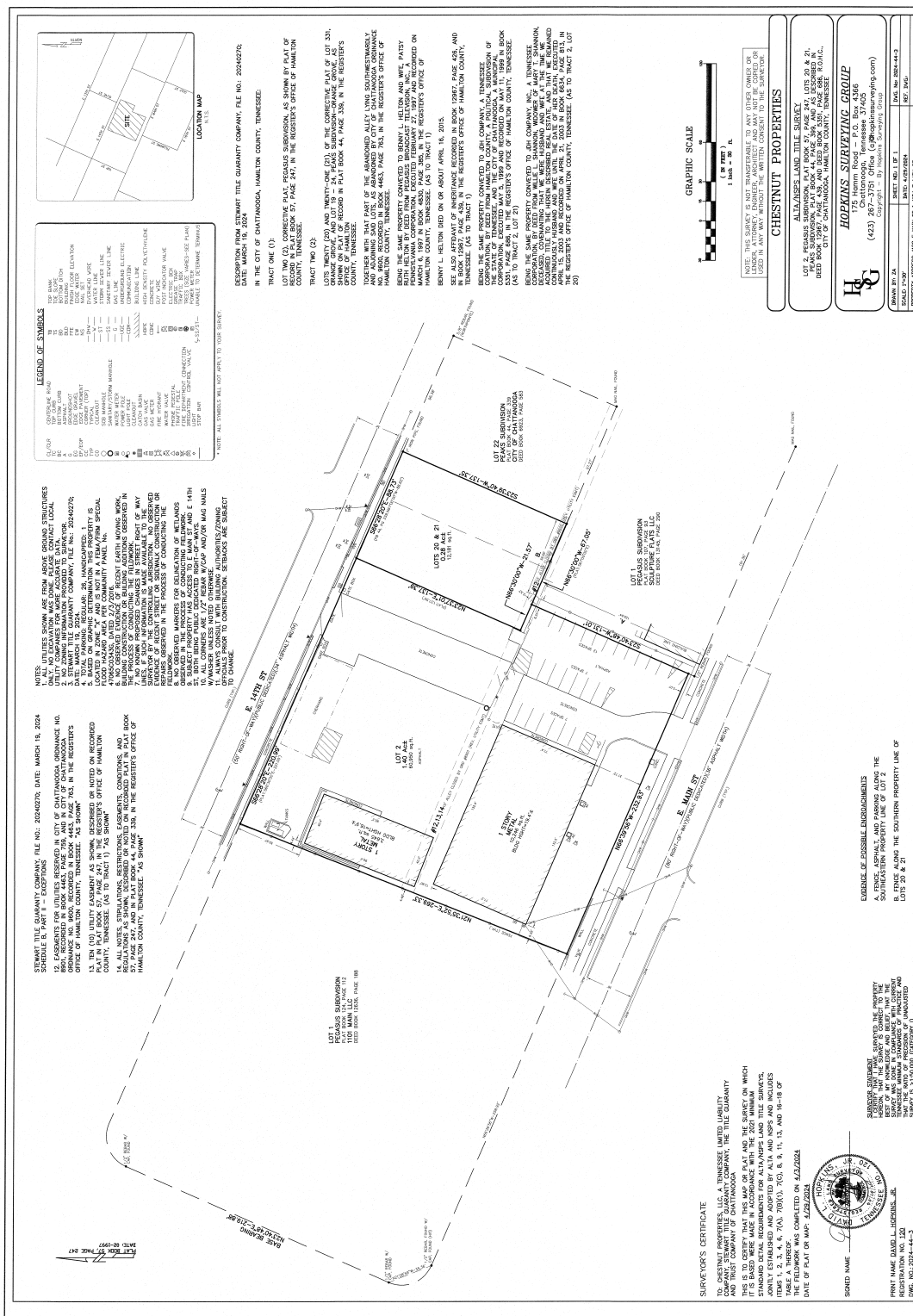
**For more information,
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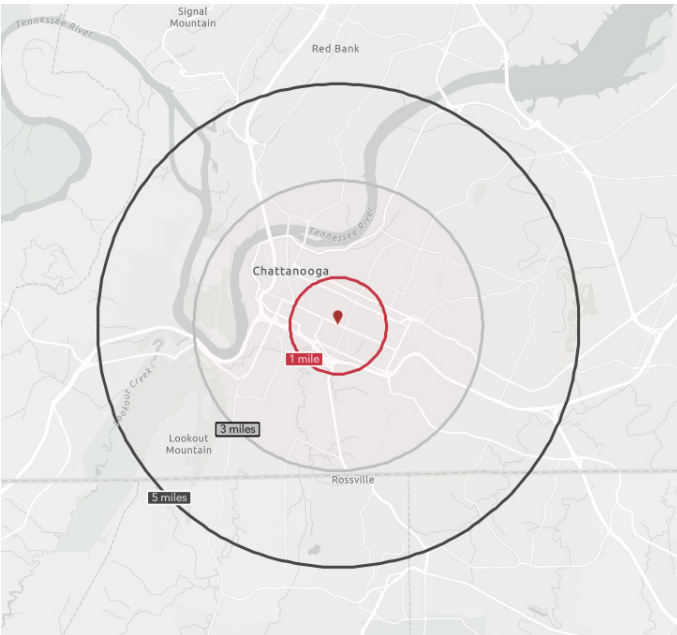
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KEY FACTS - 5 MILES

133,932
Population

\$57,207
Median Income



\$57,207

Median Household
Income



\$36,834

Per Capita Income



\$85,289

Median Net Worth

Population	1 mile	3 mile	5 mile
2024 Population	8,358	66,540	133,932
2029 Population	8,747	69,938	137,674
Median Age	29.9	33.8	36
Household	1 mile	3 mile	5 mile
2024 Households	3,557	28,010	57,018
Average Household Income	\$96,600	\$83,194	\$86,460