

Flex | Industrial

1500 E 42nd Street
Chattanooga, TN 37407

Fully renovated, freestanding industrial building located just south of downtown Chattanooga in the Rossville Industrial Area. Available for sale or lease, this property is ideal for a variety of industrial and flex users seeking a well-maintained, move-in-ready facility with excellent access to downtown and major highways.



Property Highlights

The 10,000± SF facility includes 2,000± SF of renovated office space and 8,000± SF of warehouse/flex space. The property features an ample lay down yard with a concrete apron, surface parking, and a fully fenced perimeter. The FFE is above the 100-year flood.

- Completely Remodeled in 2023
- 8,000± SF Warehouse
 - (2) Drive-In Doors (10'x10' & 14'x10')
 - 14' Ceiling Height (10' Eave)
 - 3phase/400amp
- Fully Fenced IOS
 - Concrete & Gravel
- 2,000± SF Office
 - (8) Private Offices
 - Conference & Breakroom w/ Kitchenette

Listing Summary

SALE PRICE:	\$1,200,000
LEASE RATE:	\$12.00 PSF
LEASE TYPE:	NNN
SQUARE FEET:	10,000±
ZONED:	I-H (Heavy Industrial)
ACREAGE:	0.64
YEAR BUILT:	1975
RENOVATED:	2023
PARCEL ID:	168H K 001
PROPERTY TAXES	\$5,349.13

📍 520 Lookout Street Chattanooga, TN 37403

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🌐 naicharter.com

**For more information,
please contact:**



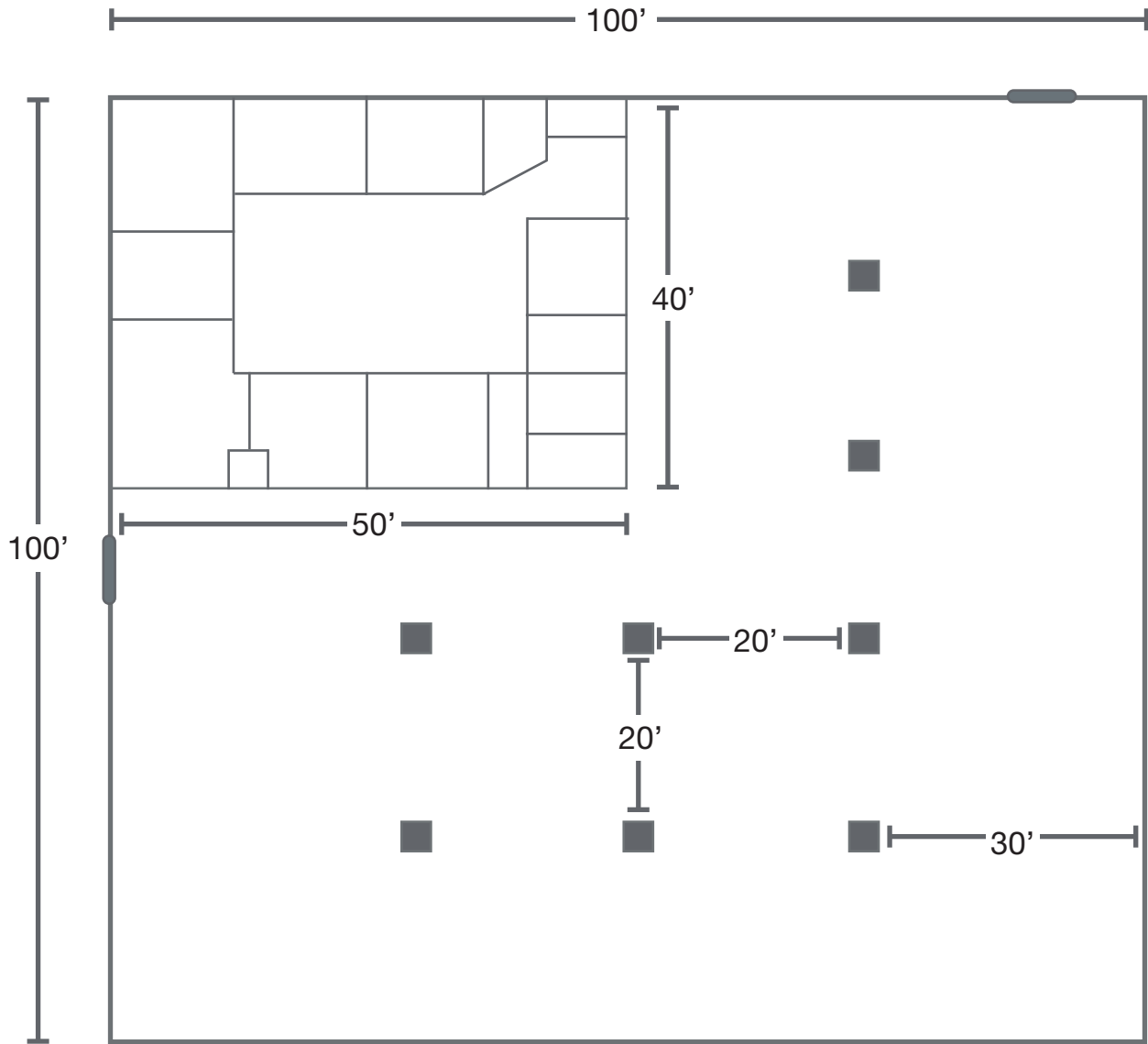
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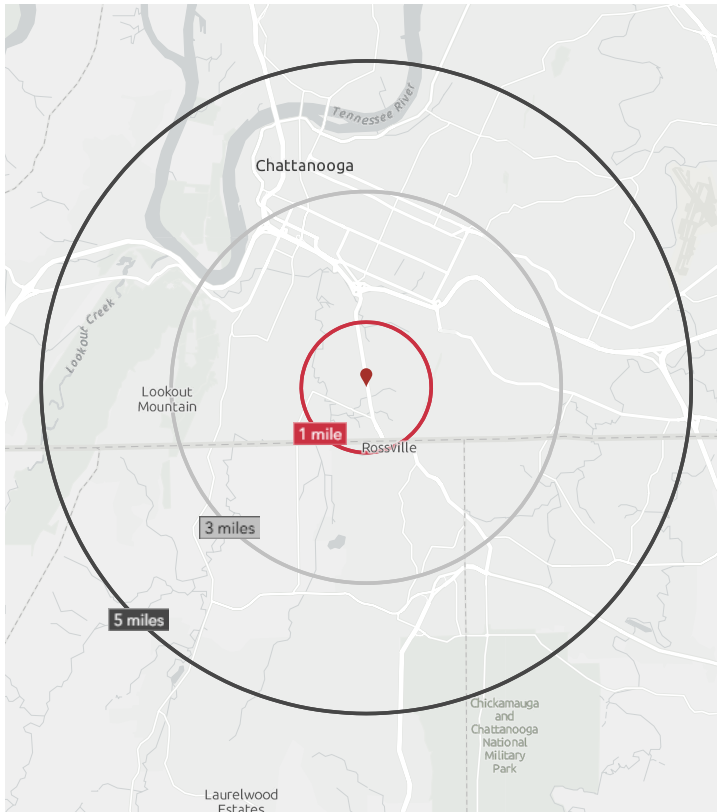
* Not to Scale











KEY FACTS - 5 MILES

134,625
Population

37.3
Median Age



\$56,495

Median Household
Income



\$35,651

Per Capita Income



\$80,159

Median Net Worth

Population	1 mile	3 mile	5 mile
2025 Population	10,899	48,364	115,412
2030 Population	11,468	51,777	120,134
Median Age	31.6	33.6	35.7

Household	1 mile	3 mile	5 mile
2025 Households	5,314	22,203	50,924
Average Household Income	\$99,823	\$120,692	\$110,272

Business	1 mile	3 mile	5 mile
Total Businesses	273	2,198	6,536
Total Employees	3,590	26,816	108,816