



3500 N Hawthorne Street, Chattanooga, TN

Property Highlights

Multi-Tenant Industrial Warehouse

Prime location in the Amnicola Hwy Industrial Park Corridor. Short drive to downtown Chattanooga. Ideal space for warehousing, distribution, or light manufacturing.

- Space Available - Suite 120
 - 13,500± SF of Warehouse
 - 1,500± SF of Office
 - (2) Restrooms
- Fenced Industrial Park
- (1) Dock Door: 11'x11'
- Ceiling Heights 17' - 24'
- Gas Heat in Warehouse
- LED Lighting

Offering Summary

SF AVAILABLE:	15,000± SF
LEASE RATE:	\$6.00 PSF
LEASE TYPE:	Industrial Gross (IG)
YEAR BUILT:	1920
TOTAL BUILDING SF:	170,000±
ACREAGE:	12 Acres
ZONING:	Industrial

📍 520 Lookout Street Chattanooga, TN 37403

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🌐 naicharter.com

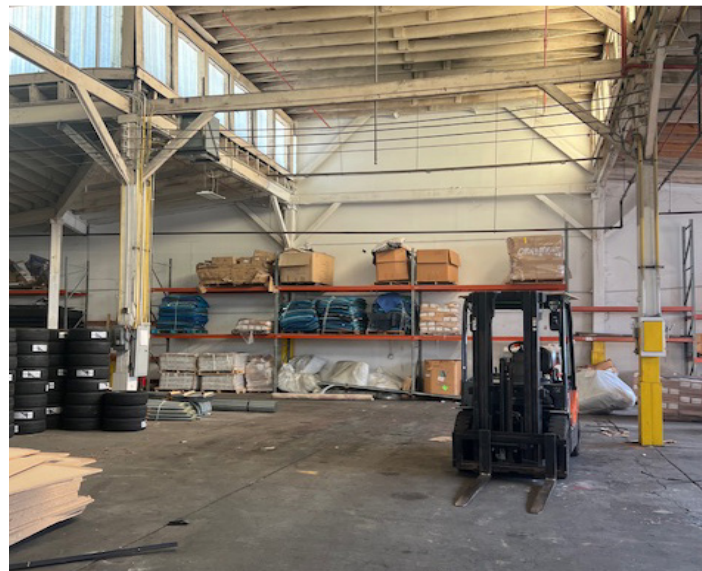
**For more information,
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KEY FACTS - 5 MILES

130,752
Population

7,642
Businesses



\$64,301

Median Household
Income



\$43,995

Per Capita Income



\$94,631

Median Net Worth

Population	1 mile	3 mile	5 mile
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2025 Population	3,531	36,333	130,752
2030 Population	3,660	36,996	135,129
Median Age	36.0	38.5	37.3

Household	1 mile	3 mile	5 mile
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2025 Households	1,441	15,970	59,154
Average Household Income	\$71,614	\$101,803	\$97,076

Business	1 mile	3 mile	5 mile
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Total Businesses	241	1,519	7,642
Total Employees	5,029	22,353	120,746