

FOR SALE

SVN | SECOND STORY REAL ESTATE MANAGEMENT



3906-3907 Caine Ln, | Chattanooga, TN 37421

\$1,675,000 | BRAND-NEW INDUSTRIAL / WAREHOUSE OPPORTUNITY

SVN | Second Story Real Estate Management

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EXECUTIVE SUMMARY

Offering Price:	\$1,675,000
Year Built:	Apr 2026
Building 1 Size:	4,200 sf
Building 2 Size:	4,200 sf
Lot Size:	0.96 acres
Zoning:	I-L (Industrial - Light)



SVN | Second Story is pleased to present **3906 & 3907 Caine Ln**, a premier dual-building commercial opportunity featuring two standalone, state-of-the-art facilities totaling **±8,400 SF** (±4,200 SF each). Designed for maximum efficiency and operational flexibility, the properties can be acquired together or purchased individually. This versatile site offers an exceptional purchase opportunity for owner-users seeking primary or expansion space, as well as investors looking to capitalize on a high-demand Chattanooga industrial pocket.

BUILDING & SUITE FEATURES

- Office Area: ±550 SF | 8' ceilings
- Warehouse Ceiling Height: 20' (16' at eaves)
- Drive-In Door: 14' x 14'
- 6" reinforced concrete floors
- Fully conditioned office space (HVAC & gas heat)
- Heated warehouse space
- Mop sink and utility area
- 5 dedicated parking spaces

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CHA CHATTANOOGA
AIRPORT

HIGHLIGHTS

LOCATION & CONNECTIVITY ADVANTAGE

Ideally situated on Caine Ln in Chattanooga, this property offers unmatched regional access, high-visibility connectivity, and proximity to major shipping hubs:

- **Hwy 153:** Just 2-3 minutes away—connecting seamlessly to I-75 and I-24 for quick regional and interstate transit.
- **Chattanooga Metropolitan Airport (Lovell Field):** Less than 5 minutes away, providing extreme convenience for business travel, air cargo, and rapid shipping.
- **High-Traffic Exposure:** Located near major traffic arteries supporting strong long-term market presence:
- **Shallowford Rd:** 27,463 VPD
- **Airport Rd:** 4,990 VPD

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PROPERTY PHOTOS

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INTERIOR PHOTOS



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AERIAL

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SITE MAP

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THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKERS

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