

# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$6.25 SF/yr (NNN)
AVAILABLE SF:	9,100
LOT SIZE:	0.63 Acres
BASE MONTHLY RENT	\$4,739.58

## PROPERTY DESCRIPTION

3709 Calhoun Ave is 1.2 miles from Interstate Highway 24 with easy truck access and .4 acres of fenced parking. Zoned M1 to accommodate manufacturing or most other commercial uses. One oversized dock door for loading and unloading materials, two restrooms, gas heaters, concrete walls, one office, sprinkler system, and fenced parking for trailers or storing materials outdoors.

Need more space?

\*Additional 9,423 sf in the same building including a .5 acre fenced drop yard can also be leased for a combined area of 18,523 sf of warehouse and .9 acres of fenced parking and storage. This property is part of the Chattanooga Industrial Park and other suites are also available with offices.

## PROPERTY HIGHLIGHTS

- 14' ceiling height and 1 dock door
- M1 Zoning with .4 acre fenced drop yard
- 1.2 Miles from HWY 24
- One Office

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