



## 2220 Polymer Drive, Chattanooga, TN

### Property Highlights

#### Multi-Tenant Industrial Warehouses for Sublease

Prime location with high visibility & easy access to Hwy 153. Conveniently situated near Chattanooga Airport and just minutes from Amazon and Volkswagen facilities. Ideal space for warehousing, distribution, or light manufacturing.

- 160,000± SF Total
  - (A) 40,000 SF
  - (B) 40,000 SF
  - (C) 40,000 SF
  - (D) 40,000 SF
- 140' Truck Court
- (29) Dock Doors: 9'x10'
- Ceiling Heights 28'
- Column Spacing 33'x50'
- HVAC Fully Conditioned W/H (A,B,D)
- LED Lighting
- Sublease until 12/31/26 with direct lease beyond 2026

### Offering Summary

LEASE RATES:	Contact Listing Agent
SF AVAILABLE:	40,000 - 160,000± SF
TOTAL (4) BUILDINGS SF:	160,000± SF
ZONING:	I-H
YEAR BUILT:	1965
TRAFFIC COUNT:	19,615 VPD on Shallowford Rd 81,452 VPD on HWY 153
OPERATING EXPENSES:	\$1.52 PSF
REAL ESTATE TAXES:	\$1.07 PSF
INSURANCE:	\$0.23 PSF
CAM:	\$0.22 PSF
MANAGEMENT FEE OF GROSS RECEIPTS:	3%

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📞 +1 423 267 6549

🌐 [naicharter.com](http://naicharter.com)

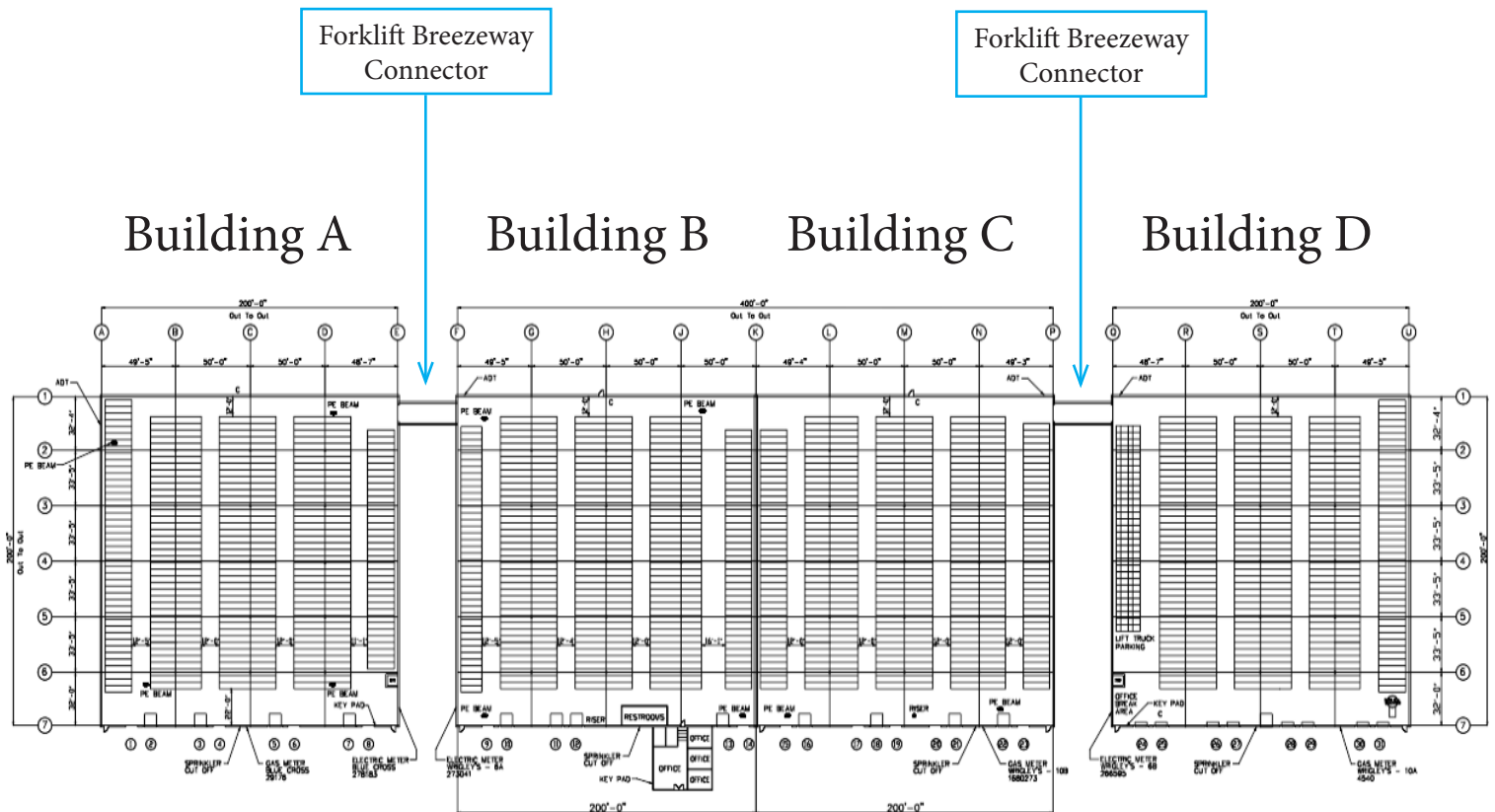
**For more information,  
please contact:**



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- Square Footage: 40,000± SF Each Building

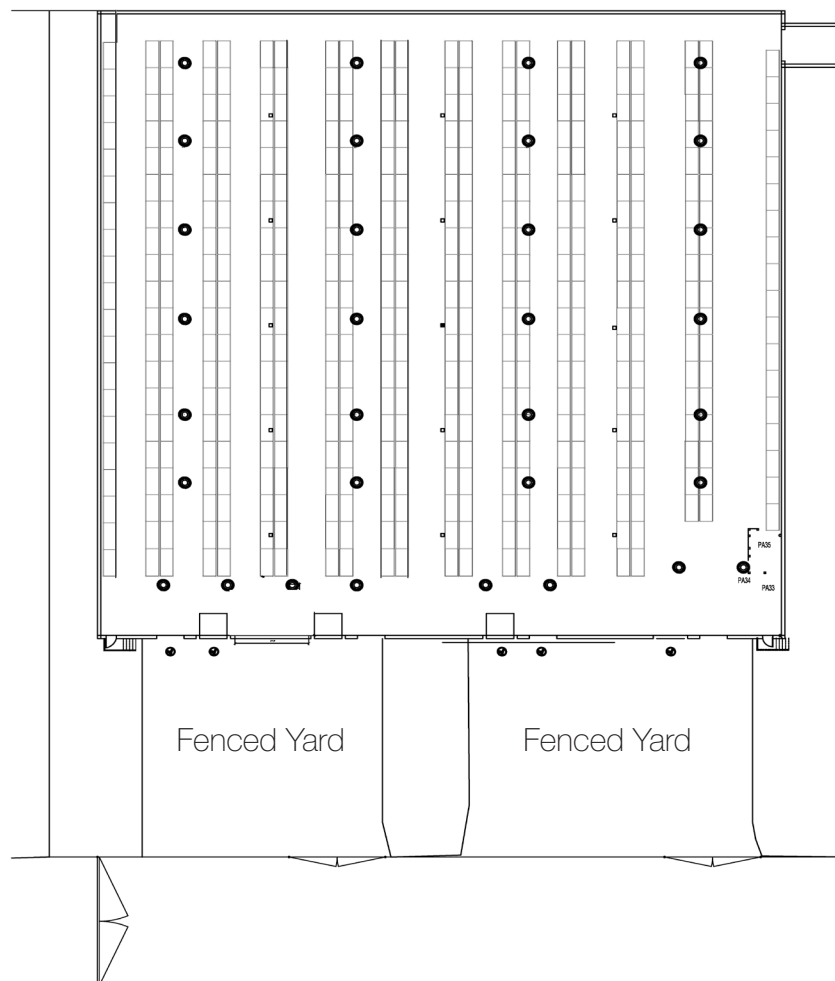


## Property Highlights

- Square Footage: 40,000± SF
    - Docks w/Levelers: (8) 9'x10'
    - Column Spacing: 33' x 50'
    - Ceiling Height at center: 28'
  - Amenities
    - Lighting: LED
    - Sprinklers: Wet
    - Gas Heat: (2)
    - Power: 3phase
    - Fully Conditioned HVAC
    - Fenced Truck Court
- \*\*No Restrooms or Offices currently.  
Can be built-out for tenant requirement.



## Building A

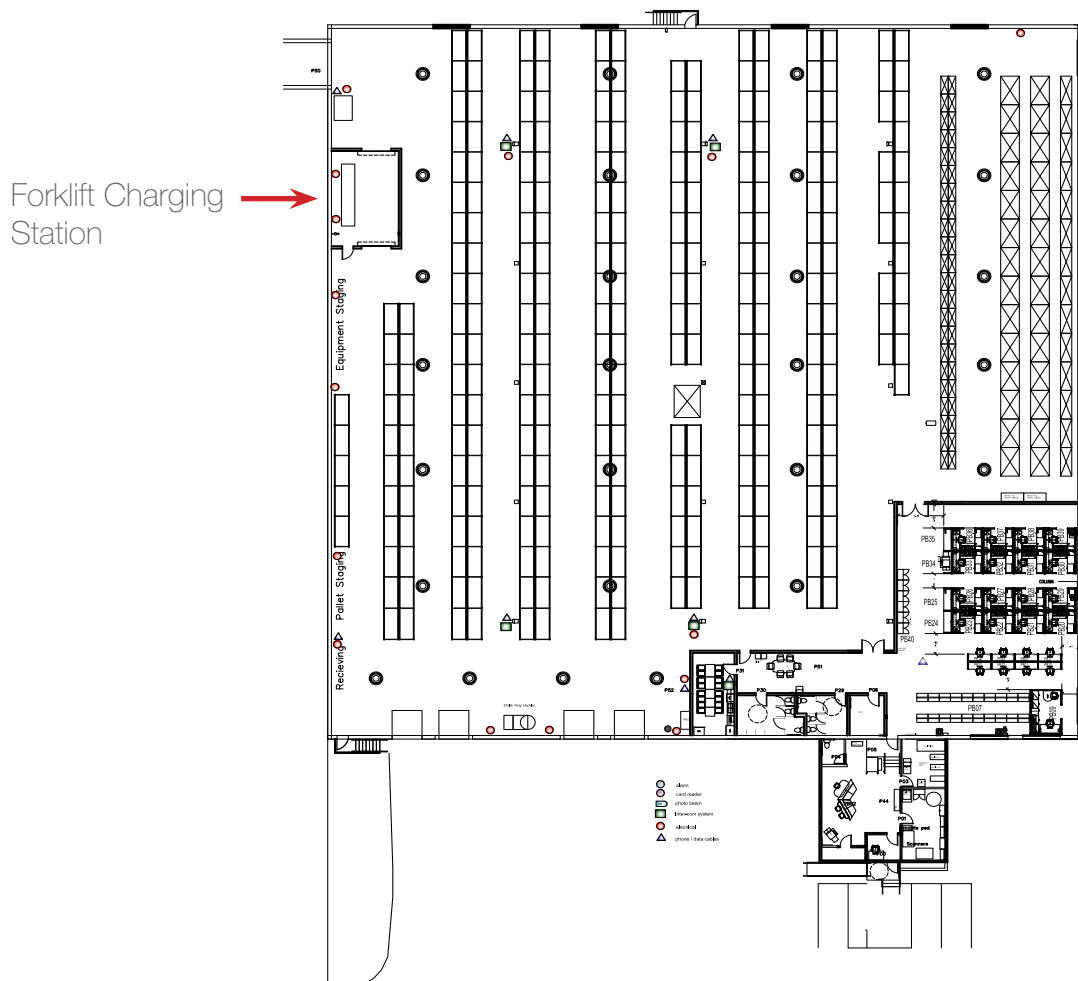


## Property Highlights

- Square Footage: 40,000± SF
  - Docks w/Levelers: (4) 9'x10'
  - Column Spacing: 33' x 50'
  - Ceiling Height at center: 28'
- Amenities
  - Lighting: LED
  - Sprinklers: Wet
  - Fully Conditioned HVAC
  - Gas Heat: (2)
  - Power: 3phase
  - 5,500± SF Office Space
  - (3) Restrooms
  - Breakroom



## Building B



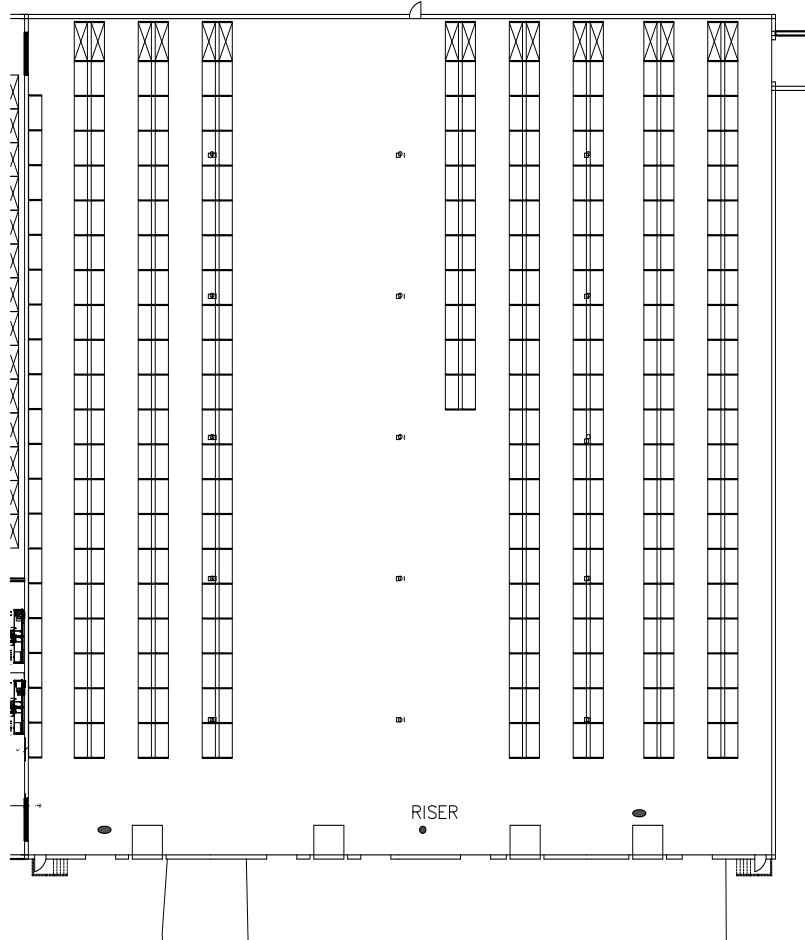


## Property Highlights

- Square Footage: 40,000± SF
    - Docks w/Levelers: (9) 9'x10'
    - Column Spacing: 33' x 50'
    - Ceiling Height at center: 28'
  - Amenities
    - Lighting: LED
    - Sprinklers: Wet
    - Gas Heat
    - Power: 3phase
    - Vents & Fans
- \*\*No Restrooms, Offices or HVAC currently.  
Can be built-out for tenant requirement.



## Building C

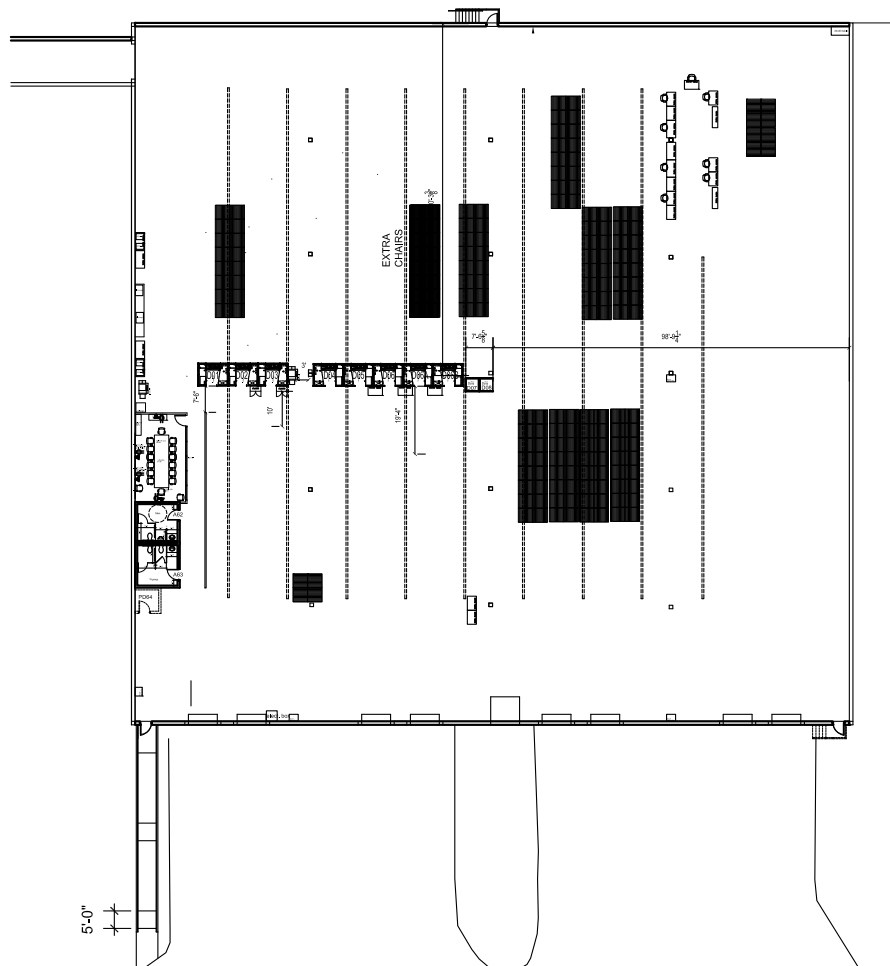


## Property Highlights

- Square Footage: 40,000± SF
  - Docks w/Levelers: (8) 9'x10'
  - Column Spacing: 33' x 50'
  - Ceiling Height at center: 28'
- Amenities
  - Fully Conditioned HVAC
  - Exhaust Fans: (3)
  - Lighting: LED
  - Sprinklers: Wet
  - Fully Conditioned HVAC
  - Gas Heat: (2)
  - Power: 3phase
  - Conference Room
  - (2) Restrooms

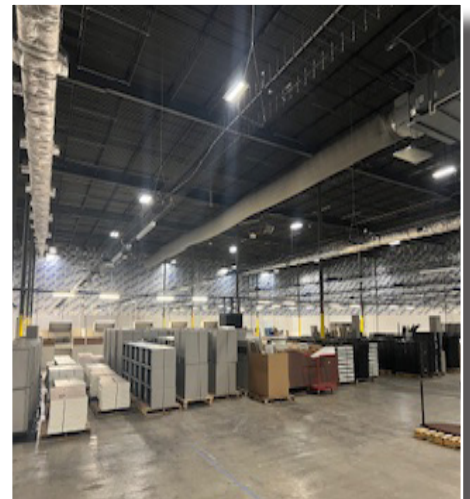
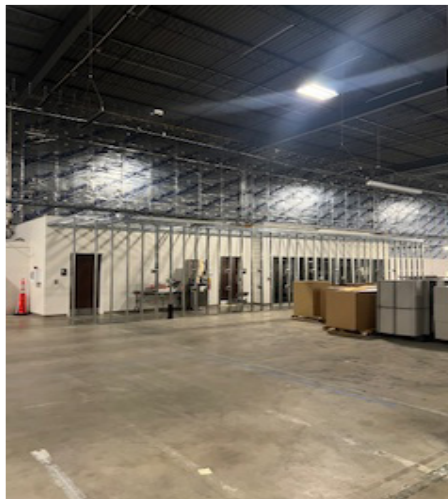
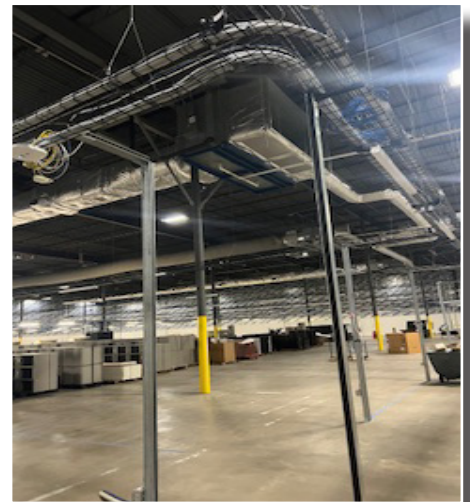
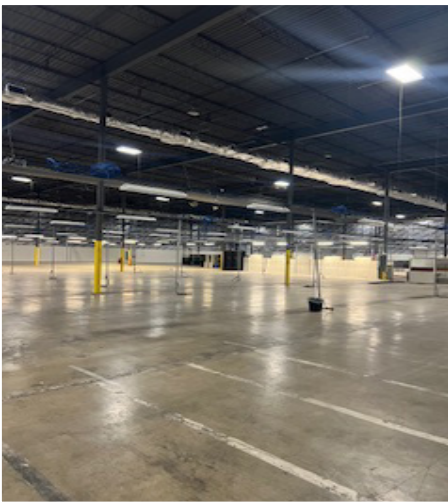
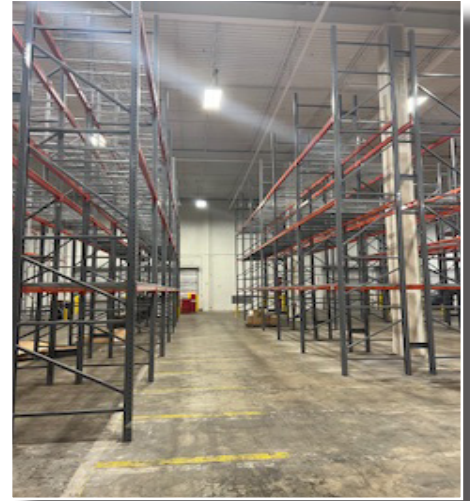
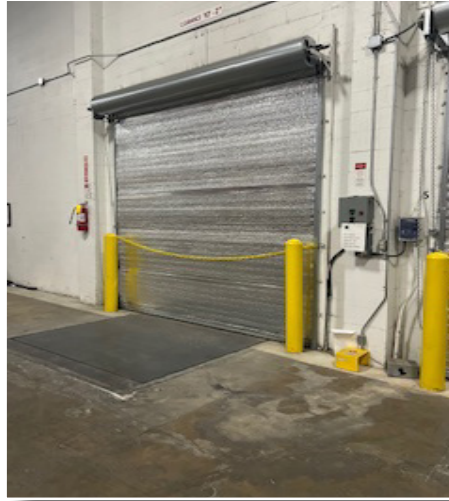


## Building D

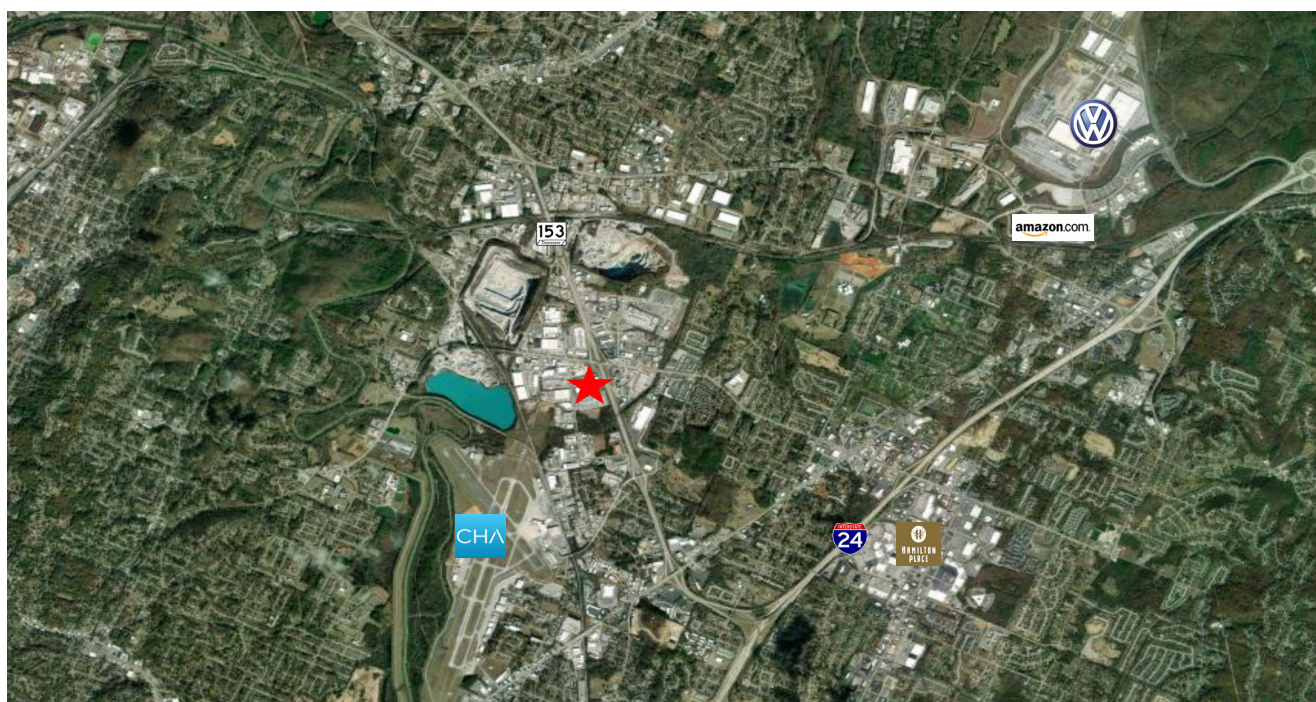




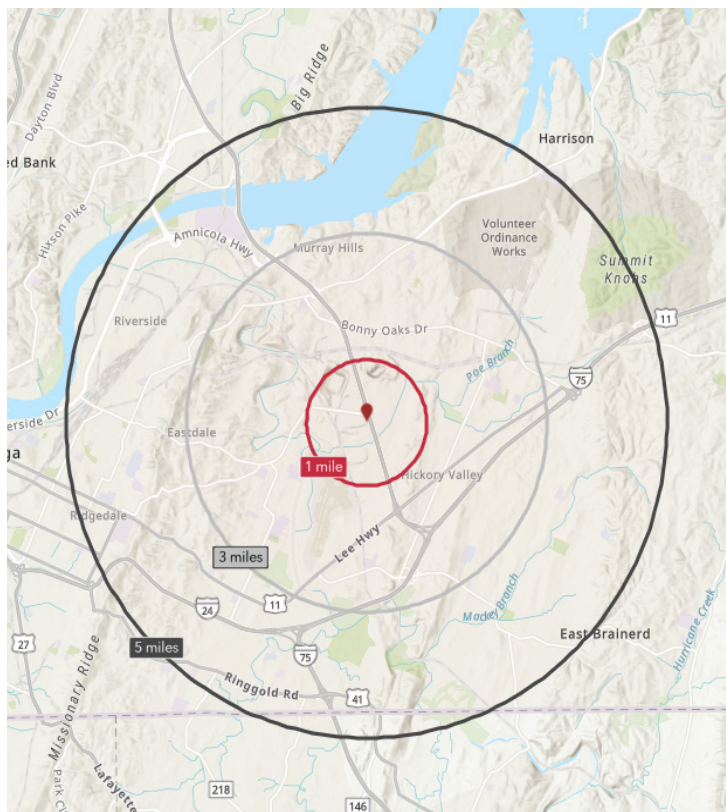
## Property Photos











### KEY FACTS - 5 MILES

**114,978**

Population

**39.8**

Median Age



**\$65,570**

Median Household  
Income



**\$39,207**

Per Capita Income



**\$117,491**

Median Net Worth

Population	3 mile	5 mile
2025 Population	40,256	114,978
2030 Population	41,009	118,272
Median Age	40.8	39.8
Household	3 mile	5 mile
2025 Households	18,319	49,742
Average Household Income	\$80,149	\$90,550