



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
 - o (A) 40,000 SF
 - o (B) 40,000 SF
 - o (C) 40,000 SF
 - o (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%

 520 Lookout Street Chattanooga, TN 37403

 +1 423 267 6549

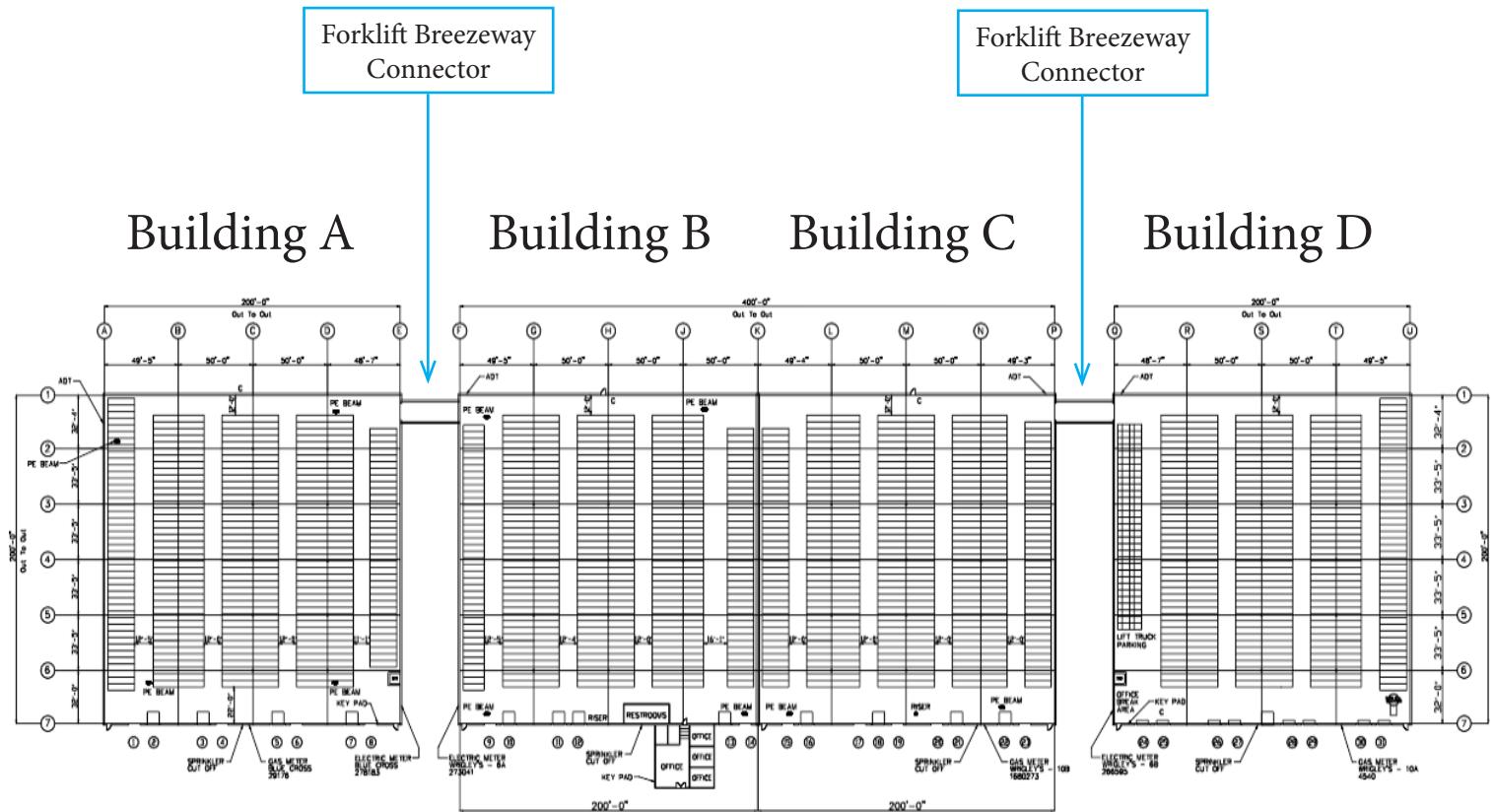
 naicharter.com

For more information,
please contact:



Chad Wamack, SIOR
o: 423 308 3763
e: cpw@charterre.com

- Square Footage: 40,000± SF Each Building



Property Highlights

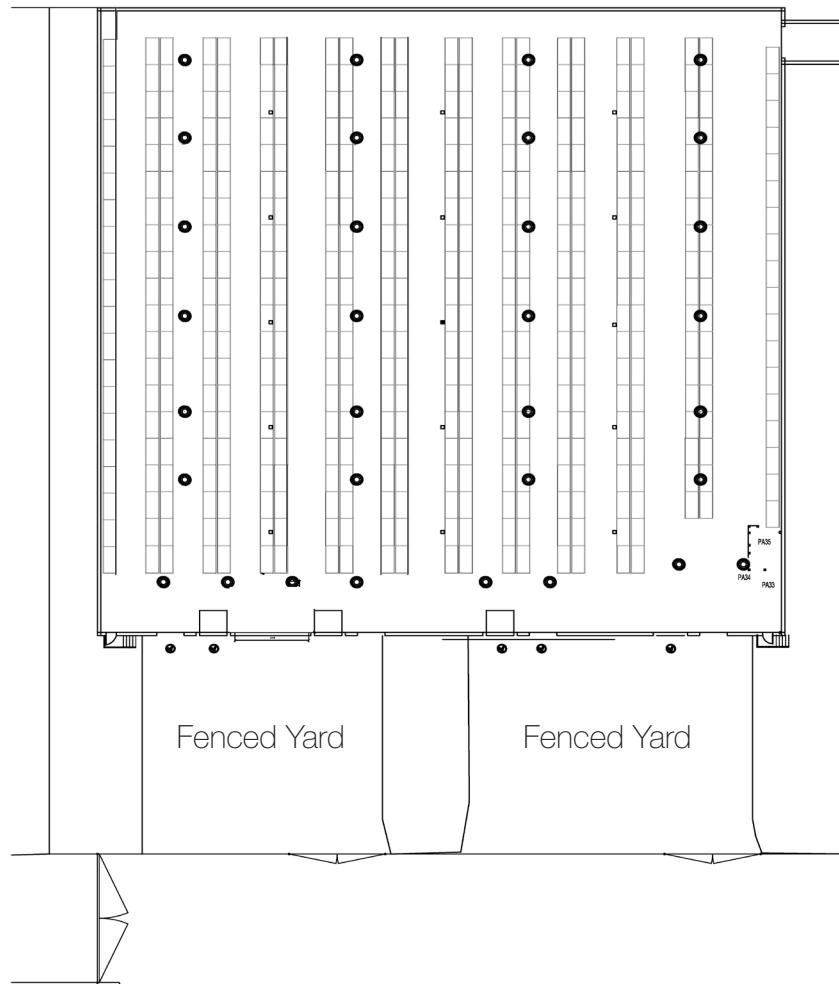
- Square Footage: 40,000± SF
 - Docks w/Levelers: (8) 9'x10'
 - Column Spacing: 33' x 50'
 - Ceiling Height at center: 28'

- 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

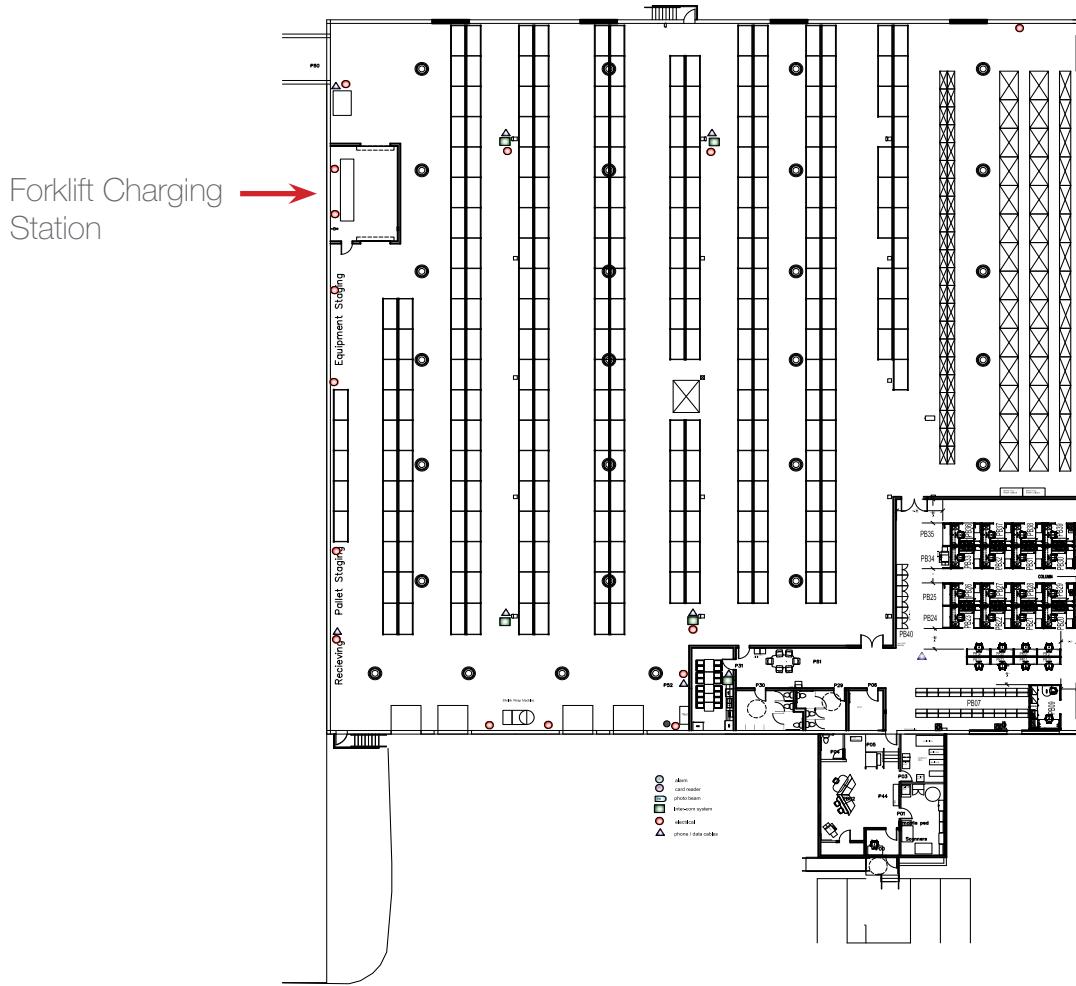


Property Highlights

- Square Footage: $40,000 \pm$ 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 \pm SF Office Space
 - (3) Restrooms
 - Breakroom



Building B



Property Highlights

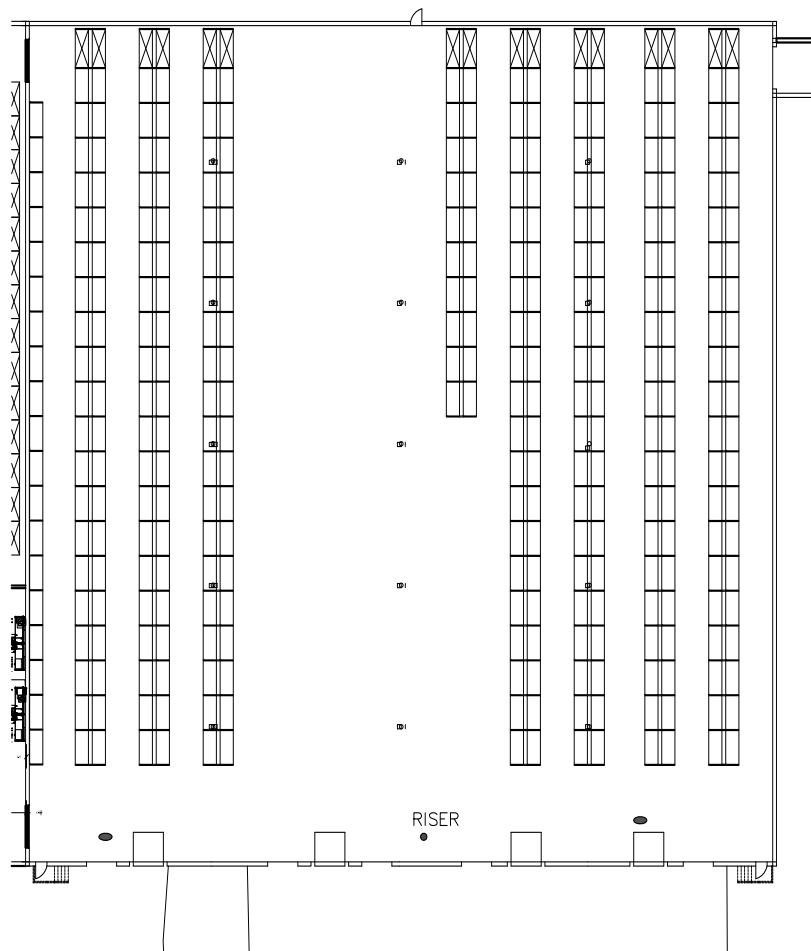
- Square Footage: 40,000± SF
 - Docks w/Levelers: (9) 9'x10'
 - Column Spacing: 33' x 50'
 - Ceiling Height at center: 28'

- 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

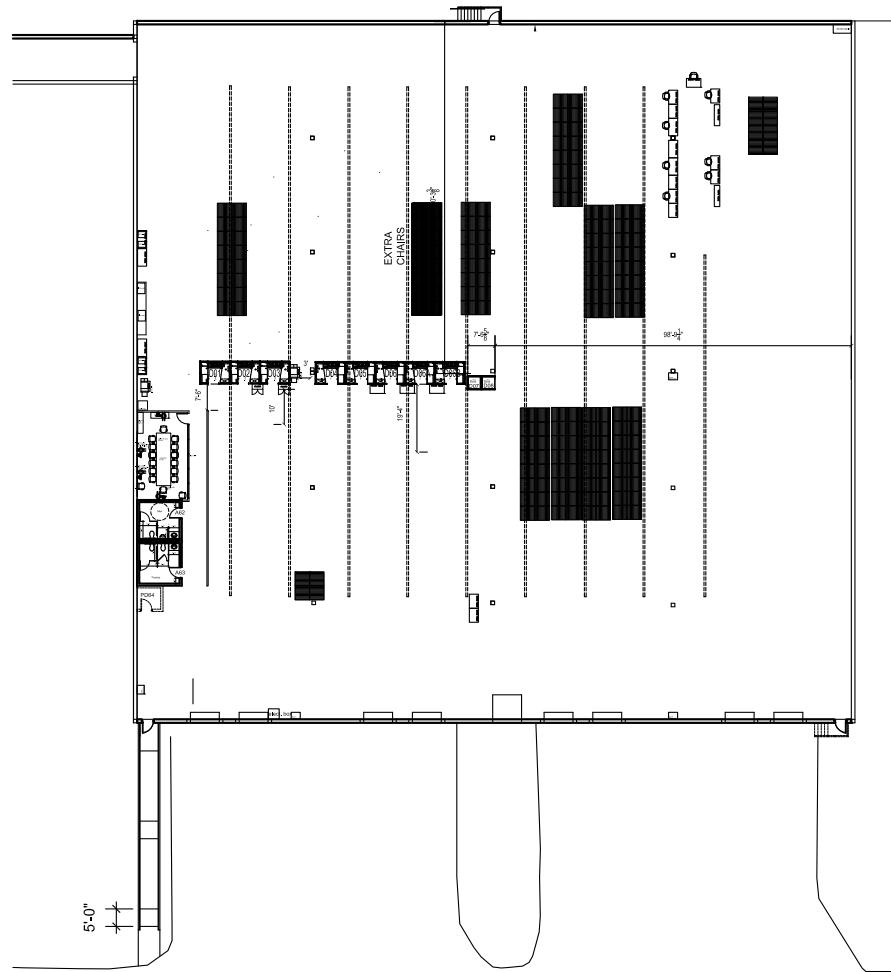


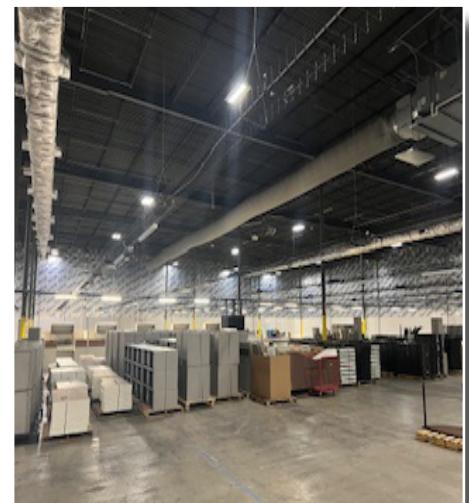
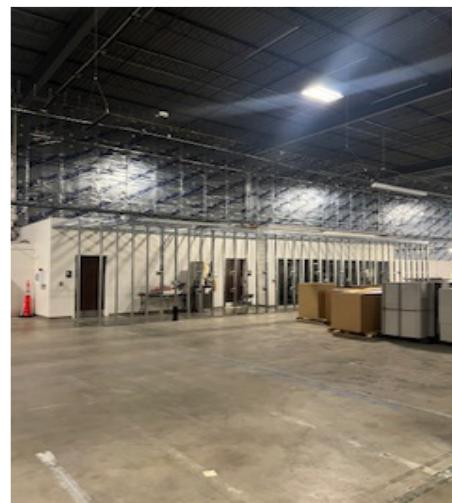
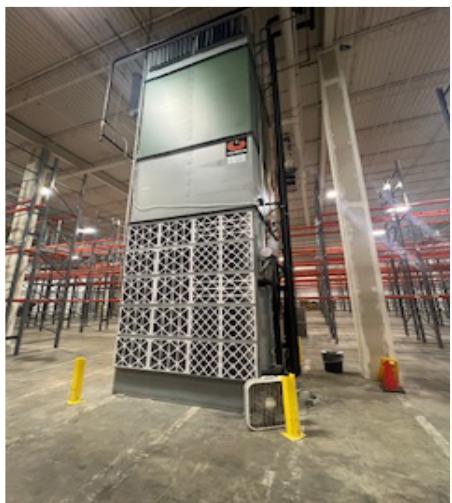
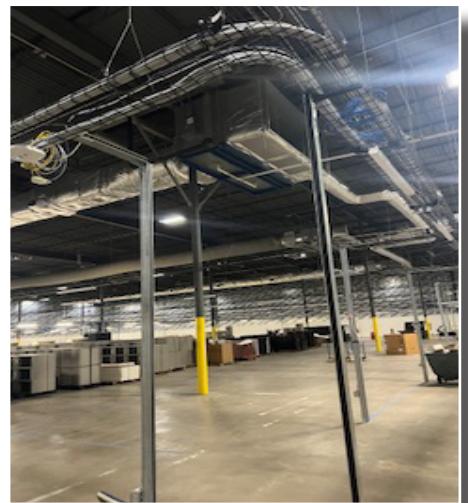
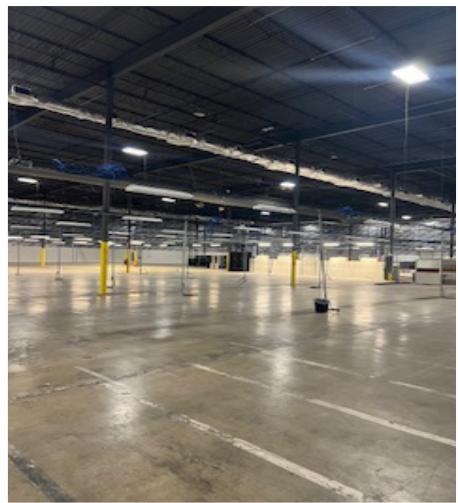
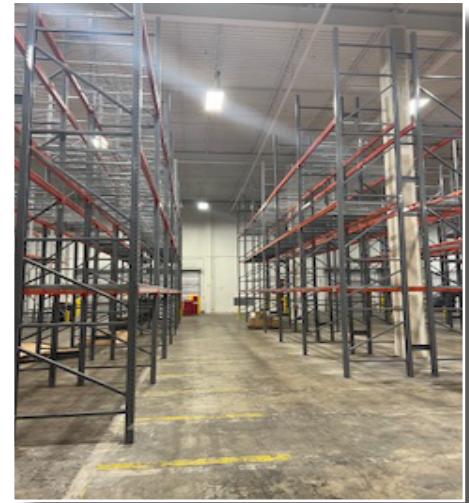
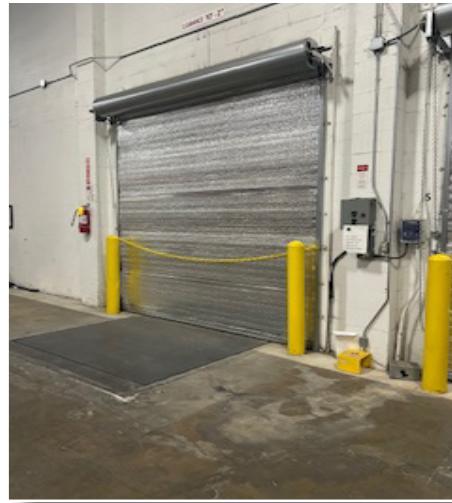
Property Highlights

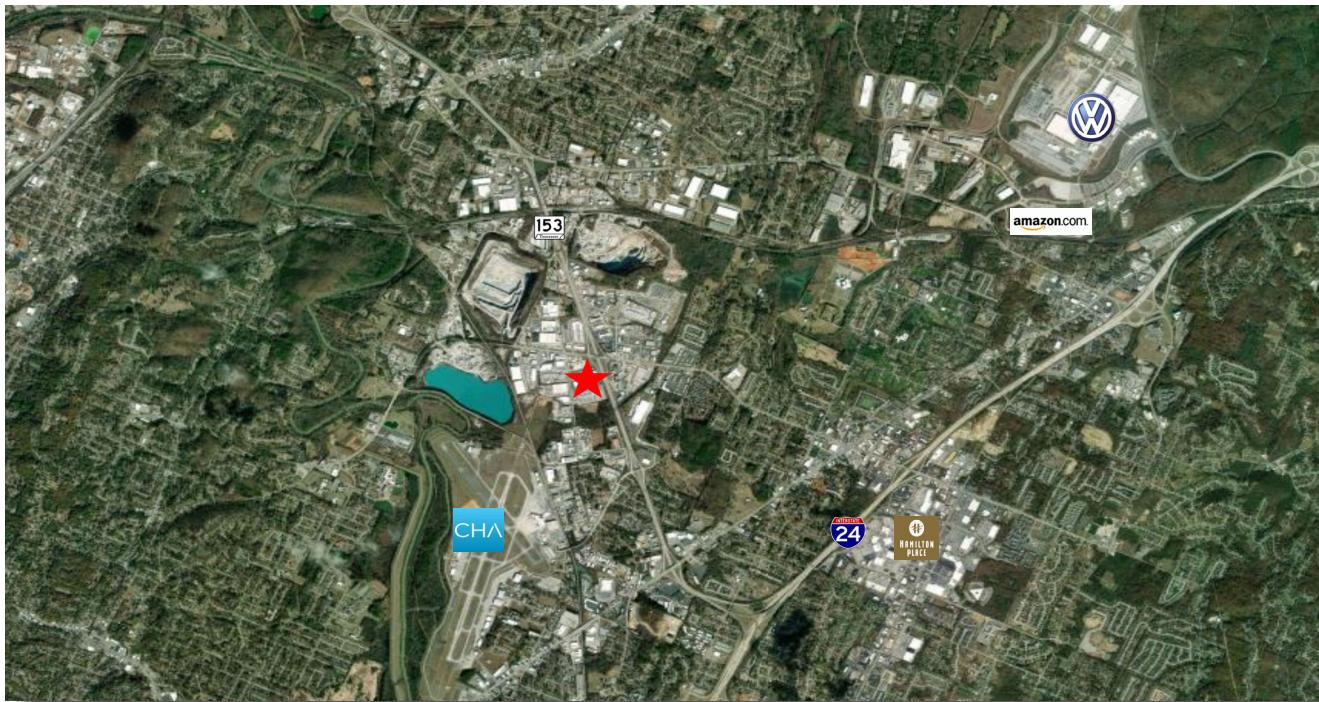
- Square Footage: 40,000± SF
 - Docks w/Levelers: (8) 9'x10'
 - Column Spacing: 33' x 50'
 - Ceiling Height at center: 28'
- Amenities
 - Fully Conditioned HVAC
 - Exhaust Fans: (3)
 - Lighting: LED
 - Sprinklers: Wet
 - Fully Conditioned HVAC
 - Gas Heat: (2)
 - Power: 3phase
 - Conference Room
 - (2)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

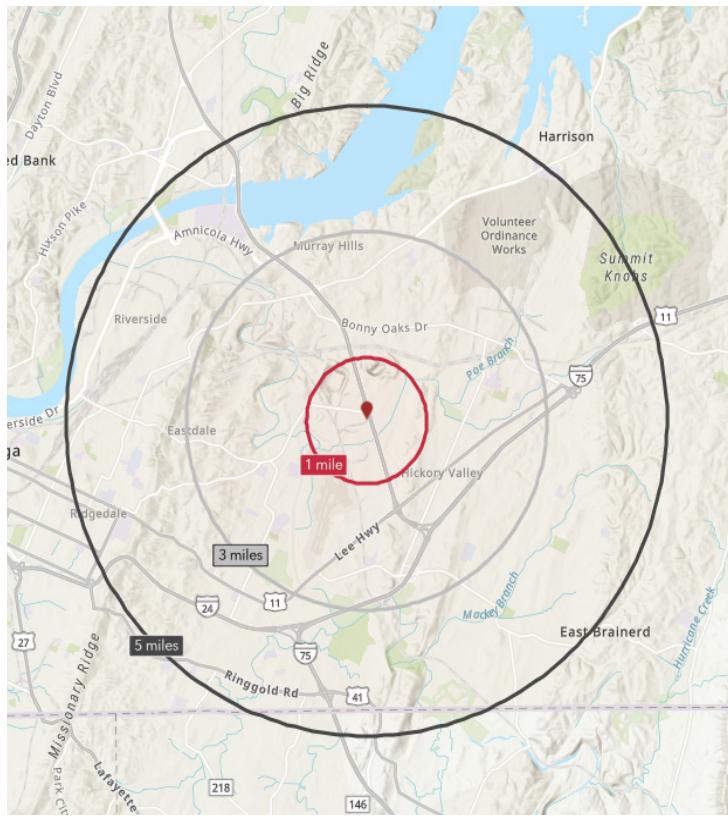


Building D









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