

Modern Office Space with Warehouse

3200 N Hawthorne Street | FOR SALE: \$2,530,000



HERMAN WALLDORF
COMMERCIAL REAL ESTATE

3200 N Hawthorne Street

3200 N Hawthorne Street offers a highly functional combination of **modern office space and warehouse/storage** in Chattanooga's established Amnicola Highway industrial corridor. The approximately **14,060 SF building** is situated on **0.9 acres** and includes roughly **6,060 SF of well-appointed office space** and **8,000 SF of warehouse/storage space** divided between two separate areas.

Renovated in 2019, the office provides a professional, move-in-ready environment with quality finishes throughout. The layout includes a **reception area, 19 private offices, two large conference rooms, a break room, and open workstation space** currently accommodating approximately nine cubicles.

The warehouse component consists of approximately **3,100 SF** and **4,900 SF** sections, each served by a **10' x 10' grade-level loading door**, providing flexibility for storage, equipment, service, or light industrial use.

Less than a mile off of Amnicola Highway, 4 miles (7 mins) to Tennessee Highway 153. The property features a **level site, ample parking, and a fenced outdoor yard** suitable for secure overnight vehicle parking, equipment, or material storage. Mature shade trees and an attractive setting distinguish the property from many traditional industrial offerings. With **I-H zoning** and a versatile office/warehouse configuration, 3200 N Hawthorne Street is well suited for a wide range of **construction, service, flex, distribution, and light industrial users**.

PROPERTY HIGHLIGHTS

±14,060 SF office/warehouse building

- ±6,060 SF modern office space
- ±8,000 SF heated warehouse/storage space

Office substantially renovated in 2019

- 19 private offices, 2 large conference rooms
- Reception area and dedicated break room
- Open workstation area with space for approximately 9 cubicles

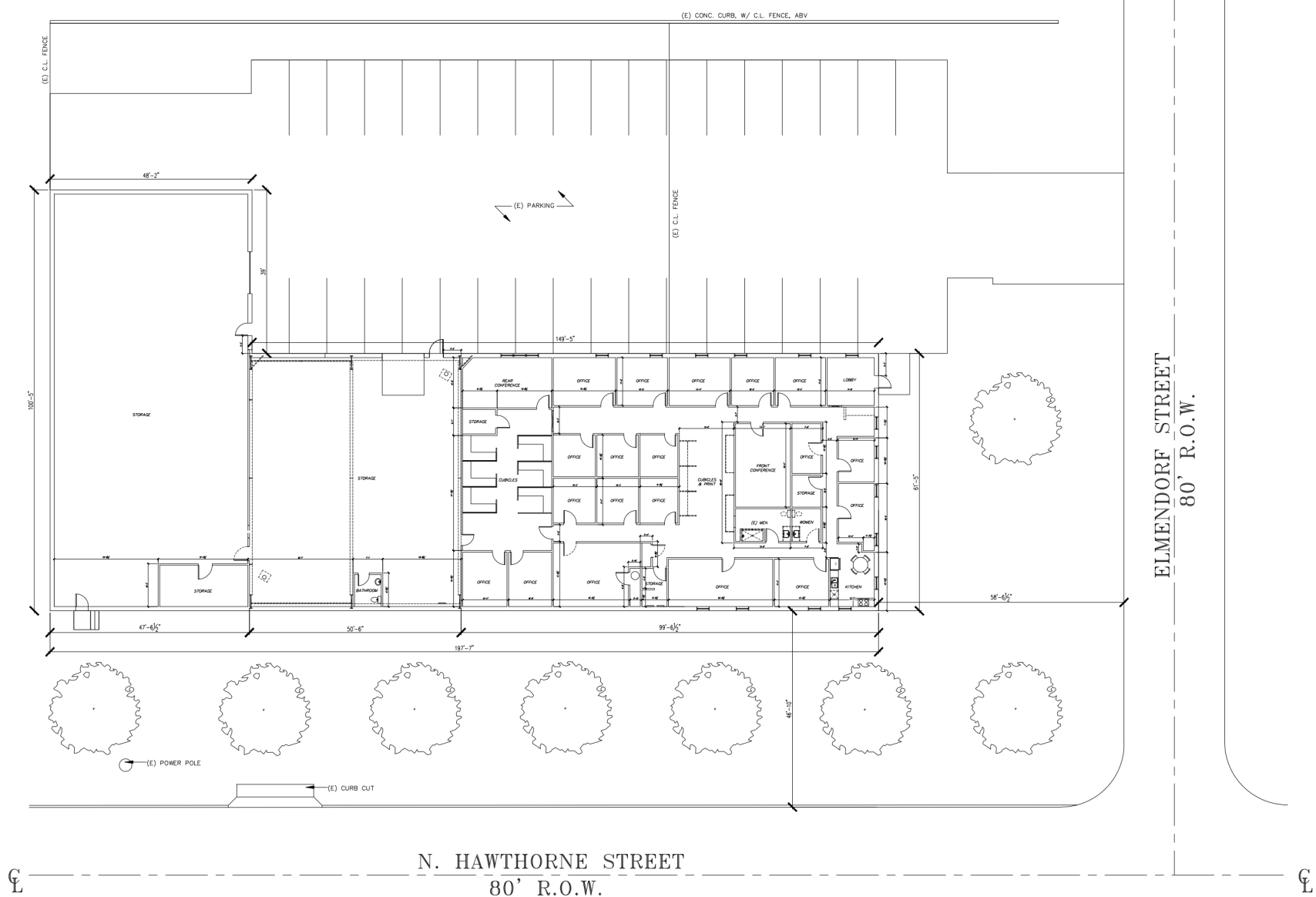
Two heated warehouse sections: ±3,100 SF and ±4,900 SF

- Two 10' x 10' grade-level loading doors
- Clearspan, high ceilings

±.90-acre level site

- Ample on-site parking (14 Spaces in front of fence)
- Fenced outdoor yard (±0.20-acre for additional secured parking or material storage)
- Mature shade trees and an attractive, well-maintained setting
- I-H zoning

Layout



Property Photos



Information deemed reliable but not guaranteed.

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