

## Flex Space | Warehouse Office

4737 Adams Road  
Hixson, TN 37343

Free-standing flex building in Hixson.

**AVAILABLE AUGUST 15<sup>th</sup> 2025**



### Property Highlights

- Office: 1,500± SF
  - 4 Private Offices
  - Conference Room
  - Breakroom
- Warehouse: 15,700± SF
- Ceiling Height: 14' at Peak 12' at Eaves
- LED Lights in Warehouse
- Sky Lights in Warehouse
- Gas Heat in Warehouse
- 3 Phase Power
- 2 Paint Booths
- 1 Pole Barn
- Air Compressor Lines run throughout Warehouse
- Wet Sprinkler
- 4 Roll Up Drive in Doors (10' x 10')

*\* Tenant to verify accuracy of the square footage*

### Leasing Summary

LEASE PRICE:	\$8.50 NNN
2024 REAL ESTATE TAX:	\$9,067.94
ESTIMATED OPEX:	\$2.00 PSF
TAX ID:	110B B 005.03
SQUARE FEET:	17,200±
ACRES:	.97±
ZONING:	M2

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

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

**For more information,  
please contact:**



**Chad Wamack, SIOR**  
o: 423 308 3763  
e: [cpw@charterre.com](mailto:cpw@charterre.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



\*Not to Scale





