

## Flex | Industrial

1500 E 42<sup>nd</sup> Street  
Chattanooga, TN 37407

Fully renovated, freestanding industrial building located just south of downtown Chattanooga in the Rossville Industrial Area. Available for sale or lease, this property is ideal for a variety of industrial and flex users seeking a well-maintained, move-in-ready facility with excellent access to downtown and major highways.



### Property Highlights

The 10,000± SF facility includes 2,000± SF of renovated office space and 8,000± SF of warehouse/flex space. The property features an ample lay down yard with a concrete apron, surface parking, and a fully fenced perimeter. The FFE is above the 100-year flood.

- Completely Remodeled in 2023
- 8,000± SF Warehouse
  - (2) Drive-In Doors (10'x10' & 14'x10)
  - 14' Ceiling Height (10' Eave)
  - 3phase/400amp
- Fully Fenced IOS
  - Concrete & Gravel
- 2,000± SF Office
  - (8) Private Offices
  - Conference & Breakroom w/ Kitchenette

### Listing Summary

|                |                        |
|----------------|------------------------|
| SALE PRICE:    | \$1,200,000            |
| LEASE RATE:    | \$12.00 PSF            |
| LEASE TYPE:    | NNN                    |
| SQUARE FEET:   | 10,000±                |
| ZONED:         | I-H (Heavy Industrial) |
| ACREAGE:       | 0.64                   |
| YEAR BUILT:    | 1975                   |
| RENOVATED:     | 2023                   |
| PARCEL ID:     | 168H K 001             |
| PROPERTY TAXES | \$5,349.13             |

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

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

**For more information,  
please contact:**

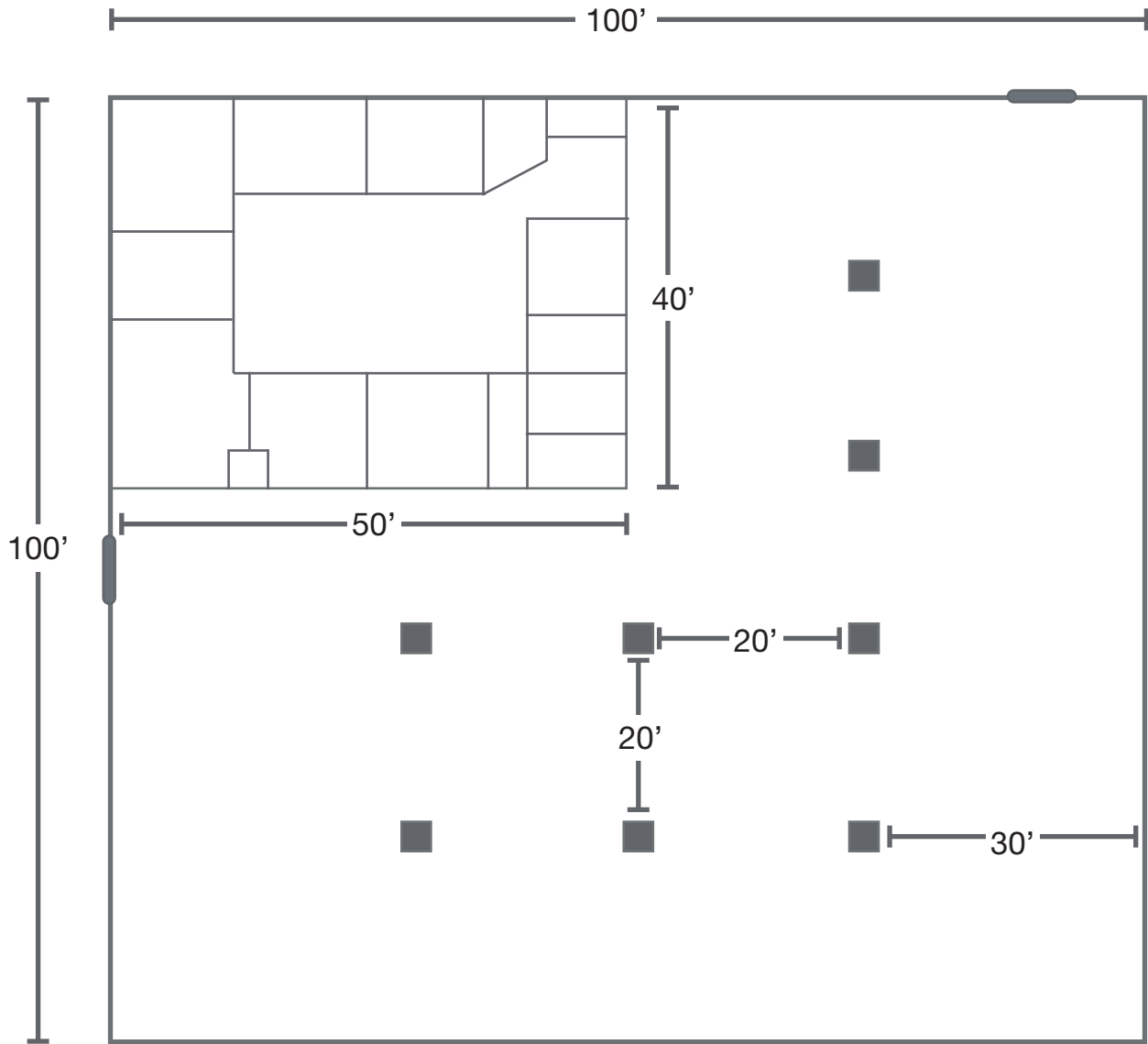


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\* Not to Scale

















## KEY FACTS - 5 MILES

**134,625**  
Population

**37.3**  
Median Age



**\$56,495**

Median Household  
Income



**\$35,651**

Per Capita Income



**\$80,159**

Median Net Worth

| Population               | 1 mile   | 3 mile    | 5 mile    |
|--------------------------|----------|-----------|-----------|
| 2025 Population          | 10,899   | 48,364    | 115,412   |
| 2030 Population          | 11,468   | 51,777    | 120,134   |
| Median Age               | 31.6     | 33.6      | 35.7      |
| Household                | 1 mile   | 3 mile    | 5 mile    |
| 2025 Households          | 5,314    | 22,203    | 50,924    |
| Average Household Income | \$99,823 | \$120,692 | \$110,272 |
| Business                 | 1 mile   | 3 mile    | 5 mile    |
| Total Businesses         | 273      | 2,198     | 6,536     |
| Total Employees          | 3,590    | 26,816    | 108,816   |