

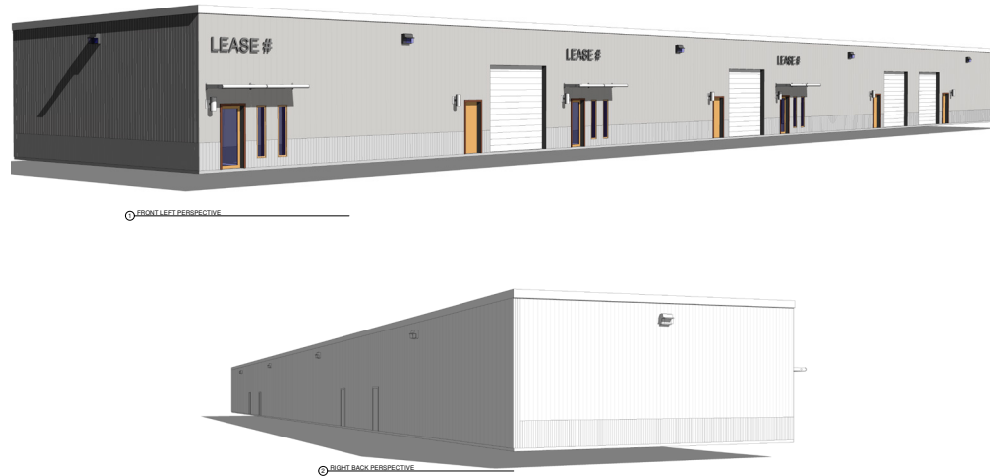
4740 Adams Road

Hixson, TN 37343

4740 Adams Road is a 10,000 SF versatile flex warehouse building with the capacity to accommodate four separate tenants. Each unit contains 2,500 SF and offers one 12x12 drive in door, a private restroom, and 500 SF of office space. Located in a desirable area, this property offers excellent visibility and accessibility for businesses. It is situated in close proximity to major transportation routes and highways, facilitating smooth logistics and distribution processes.

- Total Building Size: 10,000 SF (divisible into 4 units)
- Total Office Size: 500 SF per unit
- Drive In Doors: One 12x12 per unit
- Clear Heights: 15'
- Eave Heights: 16'
- Zoning: I-L

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Hixson, TN 37343

For Lease





1. All construction within the City's right-of-way shall conform to Federal Public Right-of-Way Accessibility Guidelines (PROWAG). The Contractor and Registered Design Professional of Record (PE, PLA, or RA) are expected to be familiar with these standards and promptly notify the City (IDPW-CDOT) of any anticipated deviation.

2. Contractor shall refer to the City of Chattanooga Standard Details for all applicable construction standards. The SD-200 Series shall be used for all roadway and driveway related details. The SD-500 Series shall be used for all streetscape standards. The SD-700 Series shall be used for all repair details. The Contractor shall notify the City when any deviations from these standards are anticipated, and shall coordinate with the project's Registered Design Professional of Record (PE, PLA, or RA) for changes to be incorporated on the City's permit set. Wherever there are conflicts on the plans regarding standard construction requirements within the ROW, the City's standard notes, details, and specifications shall prevail.

3. Where applicable to the project and noted on plans, the Contractor shall coordinate with the City of Chattanooga and all local utility companies for the underground relocation of utility lines.

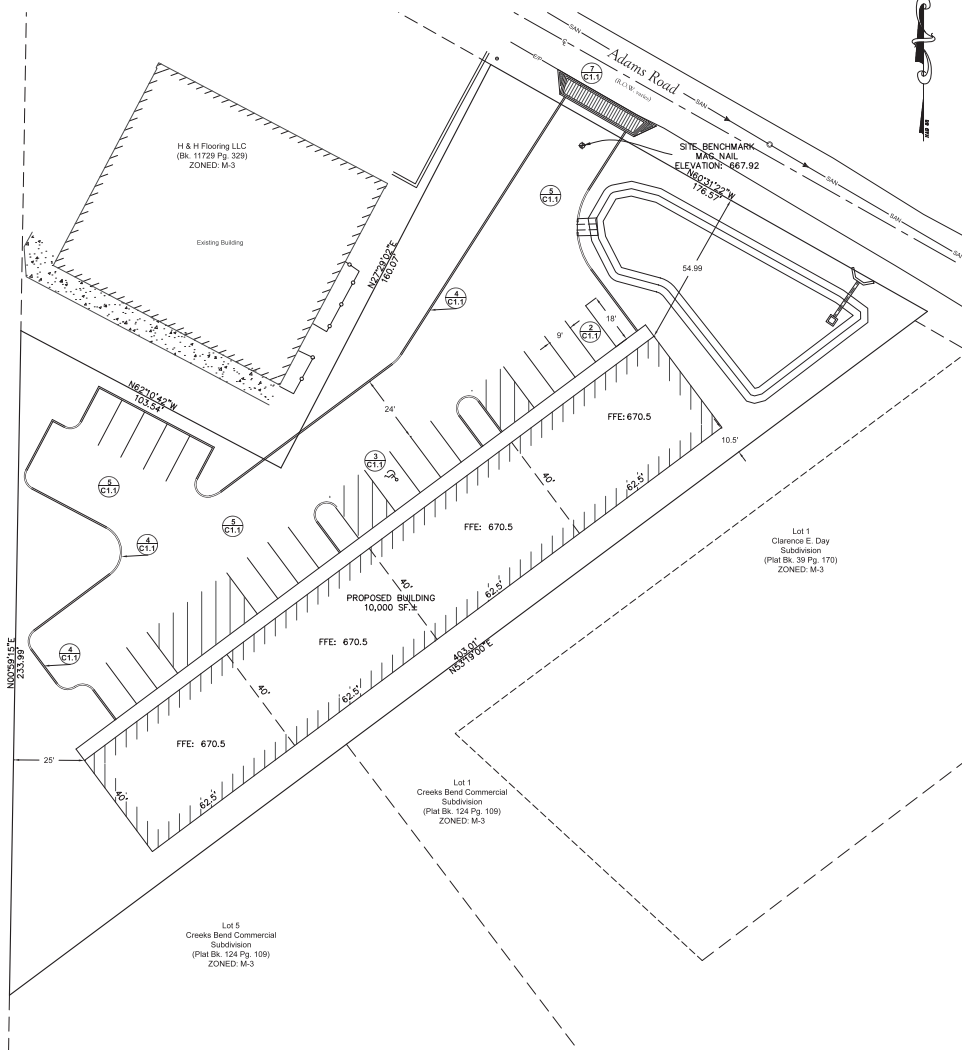
4. Contractor shall match existing sidewalk and gutter grades wherever proposed construction meets existing. Construction along the frontage shall still comply with

- [illegible]

6. **Public-Private Partnership Agreements:**
- a. Fee-in-Lieu of Sidewalk Agreements shall be initiated with DPW-CDOT between the Owner or Owner's Representative during permitting. Contractor is responsible for initiating the final document review with the City no later than eight (8) weeks in advance of the project start date.
 - b. Partnership Agreements pertaining to cost-sharing in public infrastructure shall be initiated with the City during permitting. Contractor is responsible for initiating the final document review with the City no later than twelve (12) weeks in advance of the project's anticipated C/O.
 - c. Note that all projects requiring these agreements shall have them finalized (signed and sealed) and fees paid before arranging for final inspections. Not doing so could jeopardize a timely C/O.

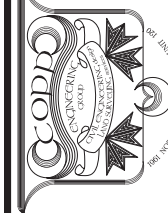
7. **TDOT access**
- Permittee shall assume all liability for third-party claims for damages arising from Permittee's use of the State ROW.
 - Permittee shall be liable for any damage to State property resulting from the subject work, including but not limited to, the roadway, shoulders, guardrail, drainage, landscaping, signs and controlled-access fences, and all repair or replacement of such damage shall be made in accordance with the current TDOT Standard Specifications for Road and Bridge Construction, TDOT Standard Drawings and any other applicable design and/or construction standards or guidelines. Such damage also includes failure to properly complete the subject work.
 - Damage to State property must be repaired within thirty (30) days after Permittee receives notice.

8. City of Chattanooga Contacts:
- a. DPW-CDDOT Main Office (423.643.5950) for general inquiries, or alternatively as a 311 call (423.643.6311).
 - b. Transportation Review Specialist (423.643.6368) for development review and permit inquiries.
 - c. Director of Intelligent Transportation & Community Innovation (423.643.5959) for coordinating street lighting agreements.
 - d. Public Space Coordinator (423.643.5962) for work zone traffic control.
 - e. Traffic Engineering Technician (423.643.5843) for coordination of striping, signage, parking meters, etc.
 - f. Traffic Signal Designer (423.643.5958) for coordinating traffic signal infrastructure at intersections. (Coordinator must call for locations when adjacent to an existing signalized intersection).



1. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY.
2. THERE SHALL BE A MINIMUM CLEARANCE OF TWO FEET MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A LIGHT POLE OR POWER POLE.
3. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITIES BEFORE BEGINNING CONSTRUCTION.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL COMPLY WITH CITY OF CHATTANOOGA TENNESSEE REGULATIONS AND CODES AND MEET ALL O.S.H.A. STANDARDS
5. PRIOR TO BEGINNING WORK THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
7. THE EXACT BUILDING DIMENSIONS SHALL BE THOSE SHOWN BY THE ARCHITECTURAL PLANS. THE DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOOTING LAYOUT THE STRUCTURAL DRAWINGS SHOULD BE USED.
8. TRAFFIC CONTROL MEASURES SHALL BE PERFORMED SUFFICIENTLY TO PROTECT THE PUBLIC DURING THE CONSTRUCTION PERIOD OF THE PROJECT.
9. UNLESS NOTED OTHERWISE, CONCRETE SLABS SHALL BE 4" OR 6" CONCRETE (ACI PSI)
10. ALL HANDICAP SPACES (DETAIL 3/C1.1) ARE TO RECEIVE A HANDICAP SIGN (DETAIL 5/C1.1) AND A HANDICAP SYMBOL. (DETAIL 5/C1.1) PAINTED ON THE CONCRETE. STANDS ADJACENT TO THE EIGHT (8) NO STREET SIGNS ARE TO RECEIVE A VAN ACCESSIBLE SIGN IN ADDITION TO THE ABOVE.
11. UNLESS NOTED, CURBS SHALL BE AS SHOWN BY DETAILS 6/C1.1
12. ALL FORMS SHALL BE INSPECTED AND APPROVED PRIOR TO PLACEMENT OF CONCRETE.
13. ALL TIE-INS TO EXISTING EDGES OF PAVEMENT SHALL BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
14. ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
15. ALL PAVEMENT MARKINGS SHALL BE FOUR (4") WIDE SOLID WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAVEMENT REPLACEMENT WHERE UTILITY LINES ARE EXTENDED FROM EXISTING LINES TO THE BUILDING.
17. SEE THE PLUMBING/MECHANICAL PLANS FOR SIZE AND LOCATION OF ROOF DRAINS, GAS, ELECTRICAL, SANITARY SEWER AND WATER SYSTEM SERVICE LINE CONNECTIONS
18. ALL RAMPS CONSTRUCTED ARE NOT TO EXCEED A SLOPE OF 1:12.
19. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATION, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, AND THE CITY OF CHATTANOOGA, TENNESSEE.
20. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION/ DETAILS FOR HANDICAP RAMPS AND ACCESSIBLE AISLES.
21. EXISTING UNDERGROUND AND/OR OVERHEAD UTILITIES ARE SHOWN BASED ON BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND/OR OVERHEAD UTILITIES BEFORE BEGINNING WORK AND WILL BE RESPONSIBLE FOR ALL DAMAGES THAT OCCUR FROM THE EFFORTS TO LOCATE AND PRESERVE ALL UNDERGROUND AND/OR OVERHEAD UTILITIES.

PROJECT	REVISIONS	DATE	REVISIONS	DATE
4740 ADAMS ROAD CITY OF CHATTANOOGA, TENNESSEE				



FOR BID PURPOSE ONLY
NOT FOR CONSTRUCTION



CALL 3 WORKING DAYS
BEFORE YOU DIG - DRILL- BLAST- BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

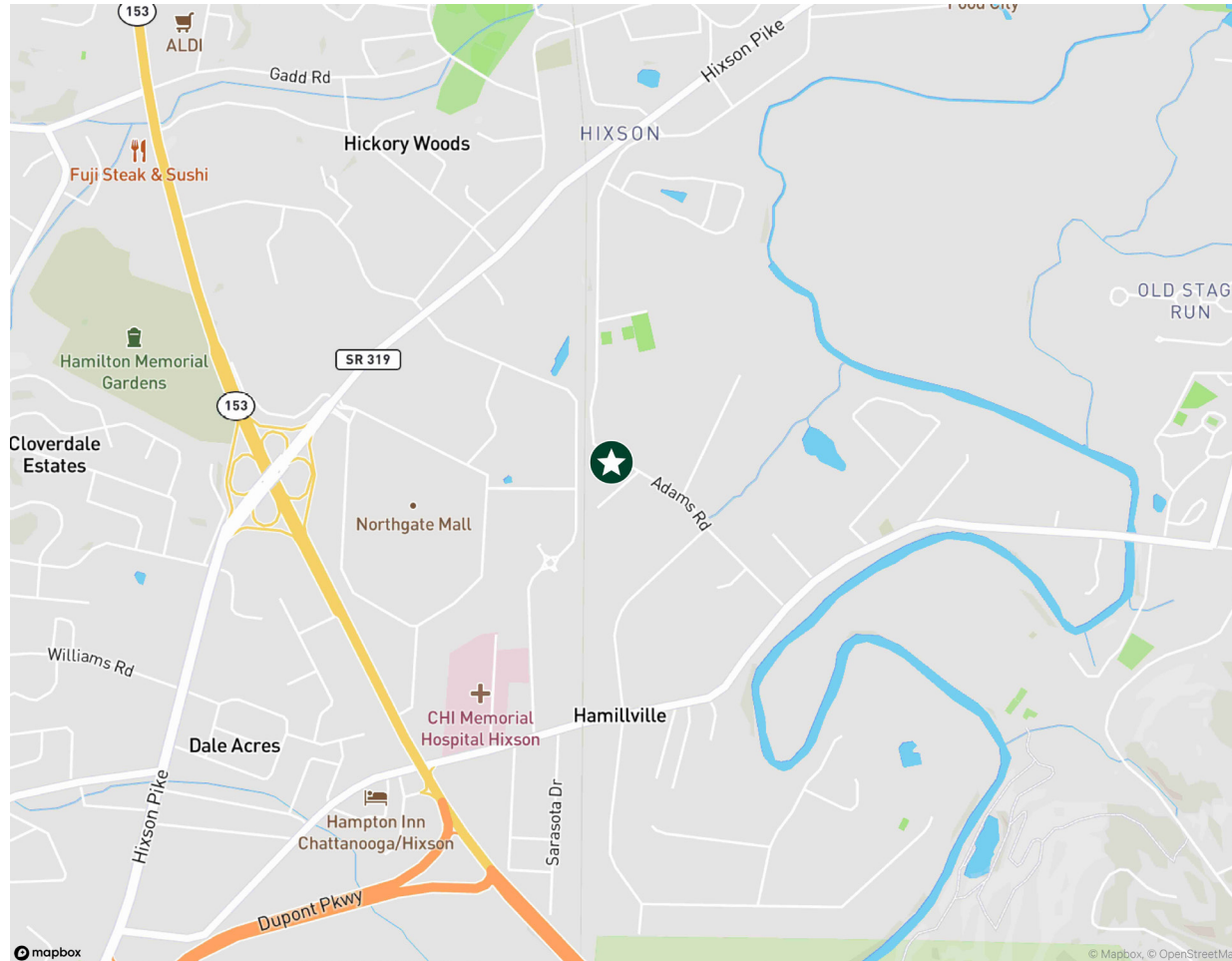
PROJECT NUMBER	
ADAMS RD 4740 - ROBERTS	
DATE	SHEET
03/24	C-1

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, PORCHES, SLOPED PAVING, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

SITE & PARKING PLAN
SCALE: 1"=20'

4740 Adams Road
Hixson, TN 37343

For Lease



Contact Us

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