

Industrial | For Lease - 44,405 SF on 10.5 Acres

CBRE

3217 Alton Park Boulevard

Chattanooga, Tennessee 37410



**3217 Alton Park Blvd.
44,405 SF. +/- Building
10.46 Acres (IOS)
For Lease**

Contact Us

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Property Overview

CBRE is pleased to present a 44,405 SF facility for lease, strategically positioned on 10.46 acres in Chattanooga's prime industrial corridor. 3217 Alton Park Blvd. is ideally located just 0.8 miles from Interstate I-24, ensuring connectivity for regional and national distribution, manufacturing, and logistics.

The building has 8 acres of dedicated Industrial Outdoor Storage (IOS), providing critical capacity for fleet parking, oversized inventory, or equipment staging—a rare and valuable asset in the competitive Chattanooga market.

Complementing the industrial space is approximately 9,600 SF of modern office area, split across two floors (4,800 SF per floor), offering ample administrative and collaborative space. Additional amenities include a convenient warehouse locker room, dedicated parking for the office space, and a formal entryway for clients.

Secure your company's future in this dynamic logistics hub with a heavy industrial property engineered for efficiency, scale, and strategic advantage.

Key Features:

- **44,405 Square Feet Total (39,605 Floorplate SF + 4,800 SF mezzanine office square SF)**
- **I-H Heavy Industrial Zoning**
- **Rail Capabilities**
- **22' Foot Clear at Eaves / 24' Foot Clear at Center**
- **Two 10' x 16' Grade Level Doors**
- **Three 16' x 16' Grade Level Doors**
- **Five 14' x 16' Grade Level Doors**
- **Gas Heat**
- **Overall Building Dimensions are approximately 120' by 325'**
- **Metal halide retro fitted with LED bulbs**
- **Column Spacing 20' x 40'**
- **Industrial Outdoor Storage (IOS) area of approximately 8 acres**
- **Electrical Service Size - 480 Volt - 3 phase**
- **Warehouse Locker room**
- **Located in South Chattanooga just .8 miles from Interstate I-24**



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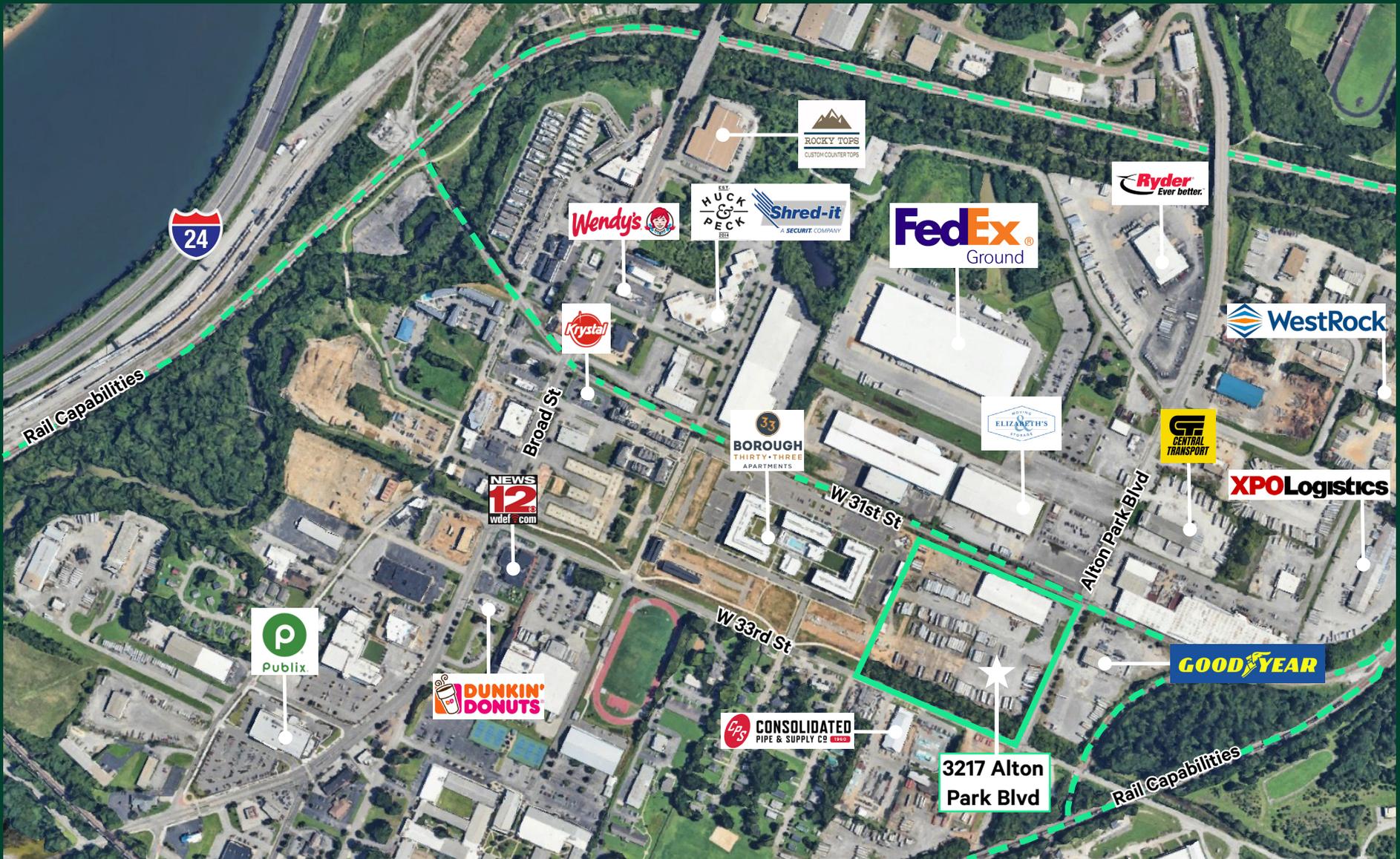
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