

2555 CANNON AVENUE  
CHATTANOOGA, TN



## For Lease

**\*\*No purchase option\*\***

Lease Rate: \$8.00/SF NNN

NNN Estimate: \$0.78/SF

- **2555 Cannon Ave- Specs**
  - 35,598 SF
    - ~3,900 SF of office: receptionist area, 7 private offices, conference room, 2 restrooms, breakroom
  - ~ 3 Acres of industrial outside storage
    - ~4,000 SF Covered storage
  - Zoning: M-1 (Heavy Industrial)
  - YOC: 1955 and remodeled in 1995
  - 4 dock doors
  - 2 drive-in doors
  - 24' clear height in main building
  - Heavy Power
  - New TPO roof installed in 2019
  - Excellent interstate access
  - Low NNN expenses

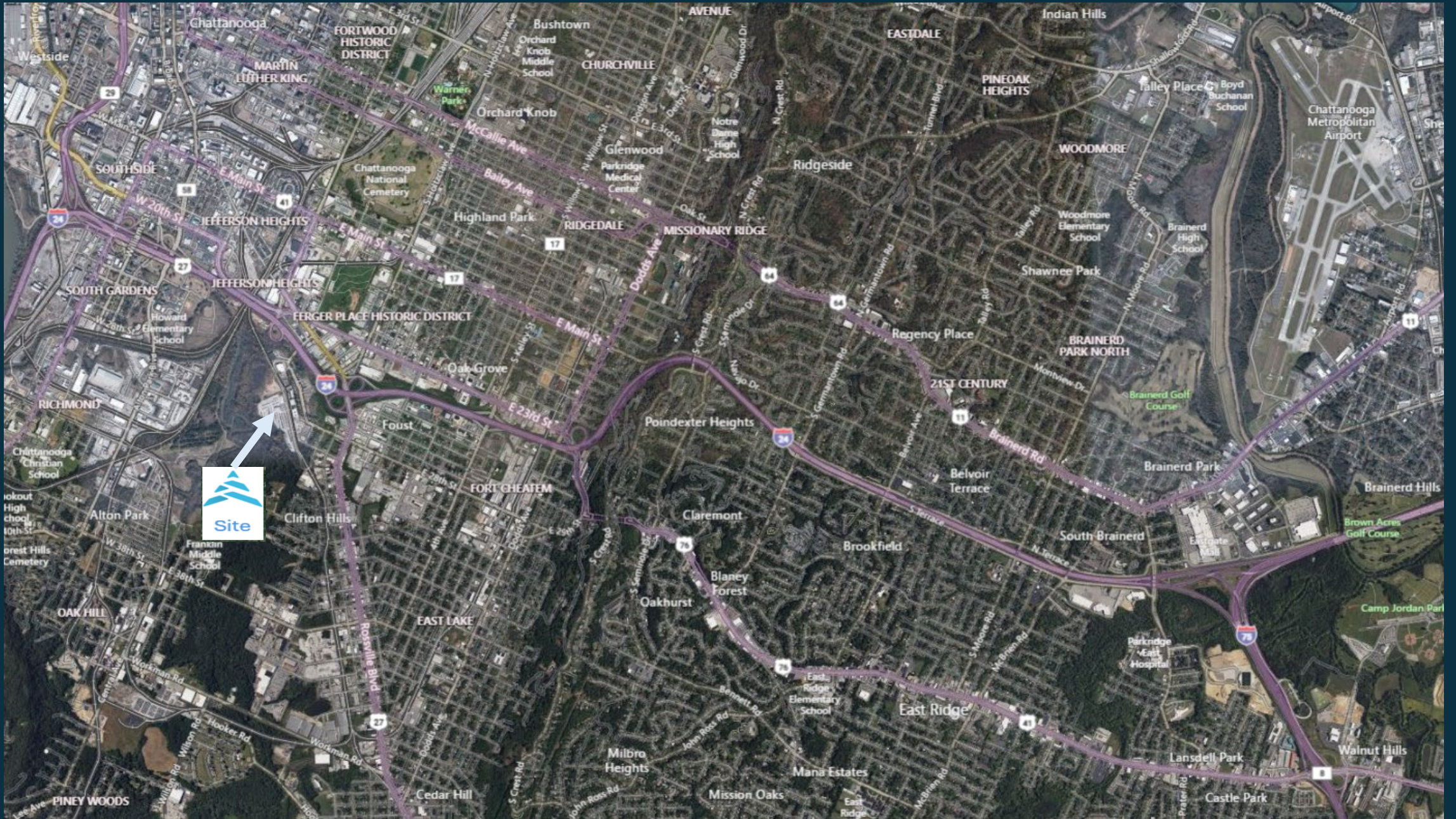




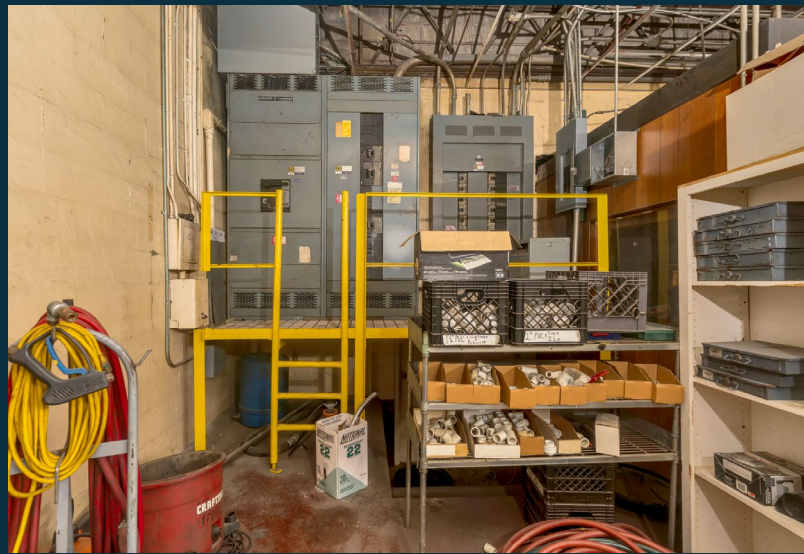
4.36 Total Acres



I-24 -- 116,761 VPD (2023)











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