

FOR LEASE | INDUSTRIAL

2601 EAST 34TH ST

CHATTANOOGA, TENNESSEE 37407

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE SF: ±30,200

TOTAL WAREHOUSE SF: ±23,300

TOTAL OFFICE SF: ±6,900 (2,900 SF FINISHED MEZZANINE)

RATIO: 75% WAREHOUSE/25% OFFICE

LOT SIZE: 1.5 AC+/-

ZONING: I-H (HEAVY INDUSTRIAL)

YEAR BUILT: 1965

LEASE RATE: \$8.50/SF/YR

OPEX (ESTIMATED): \$1.00/SF

TAXES: \$0.60, INSURANCE \$0.30, CAM \$0.10

CLEAR HEIGHT: 24 FT

COLUMN SPACING: 20FT X 50 FT

DOCK DOORS: 2 DOCK HIGH WITH PIT LEVELERS

DRIVE IN DOOR: 3 GRADE LEVEL - TWO 16X18, ONE 16X16

POWER: 3 PHASE 4 WIRE 600 AMP

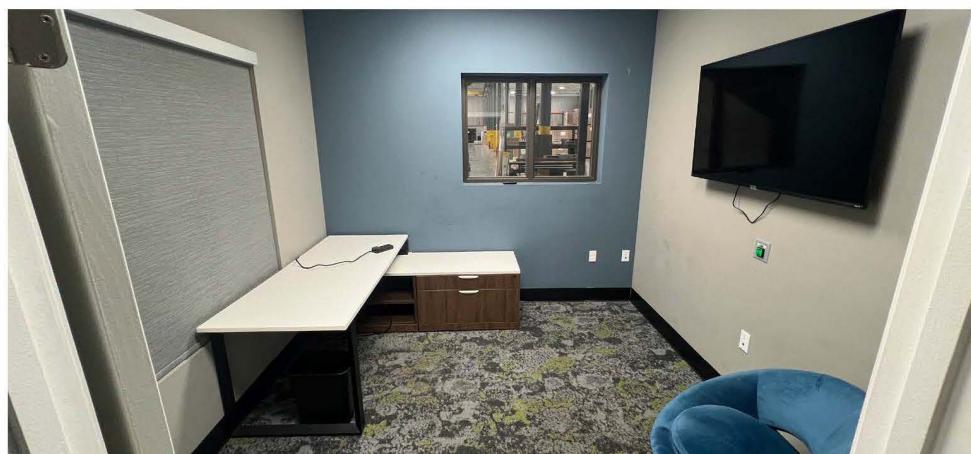
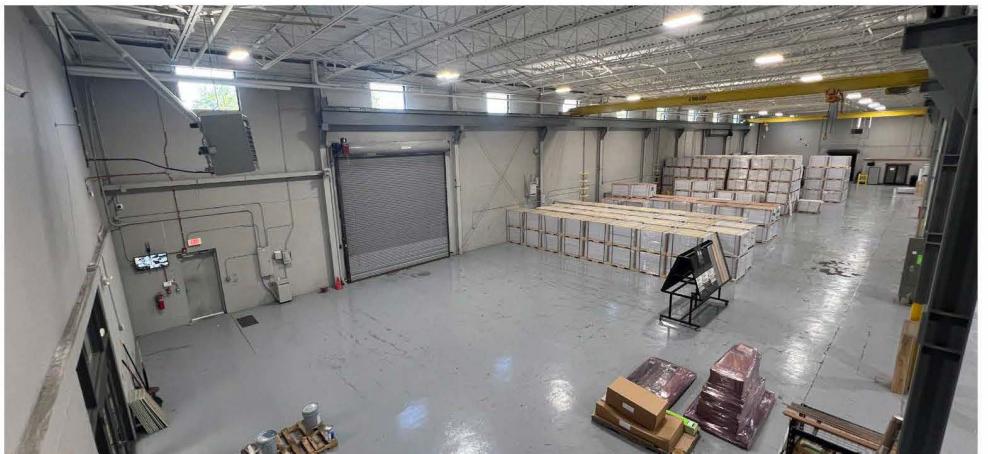
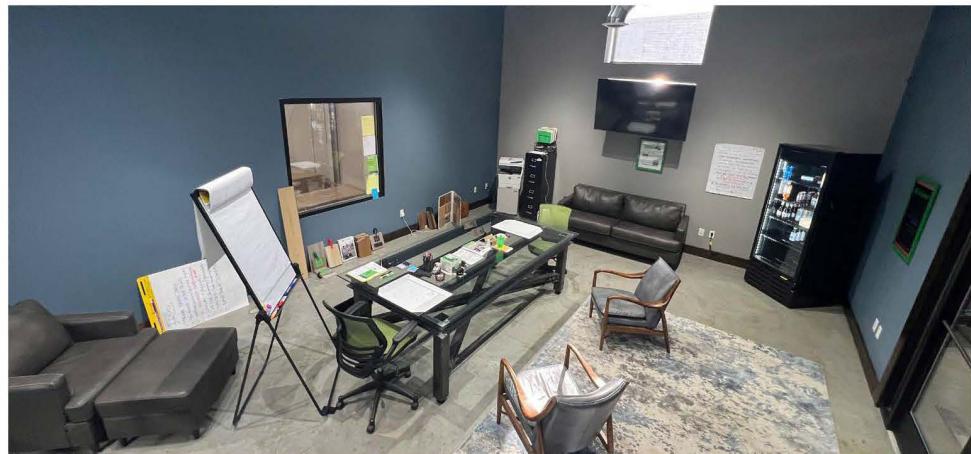
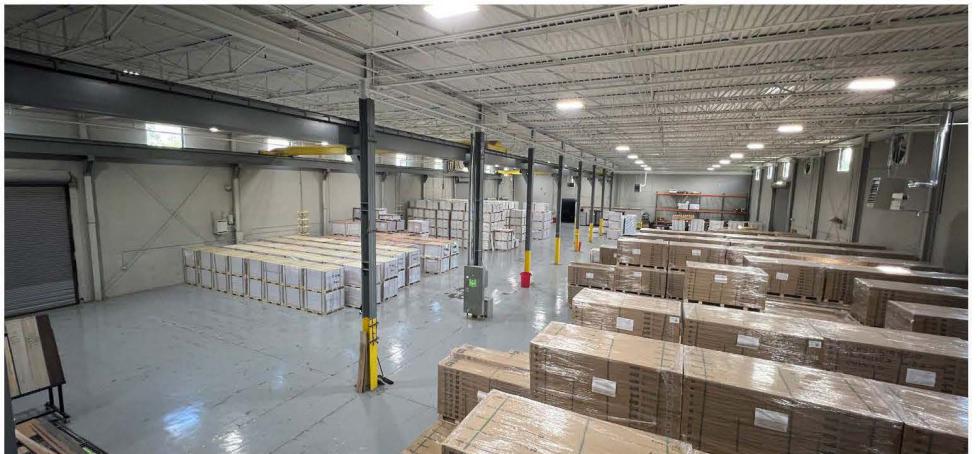
OVERHEAD CRANE: TWO 2-TON

MERCHANT
REAL ESTATE GROUP



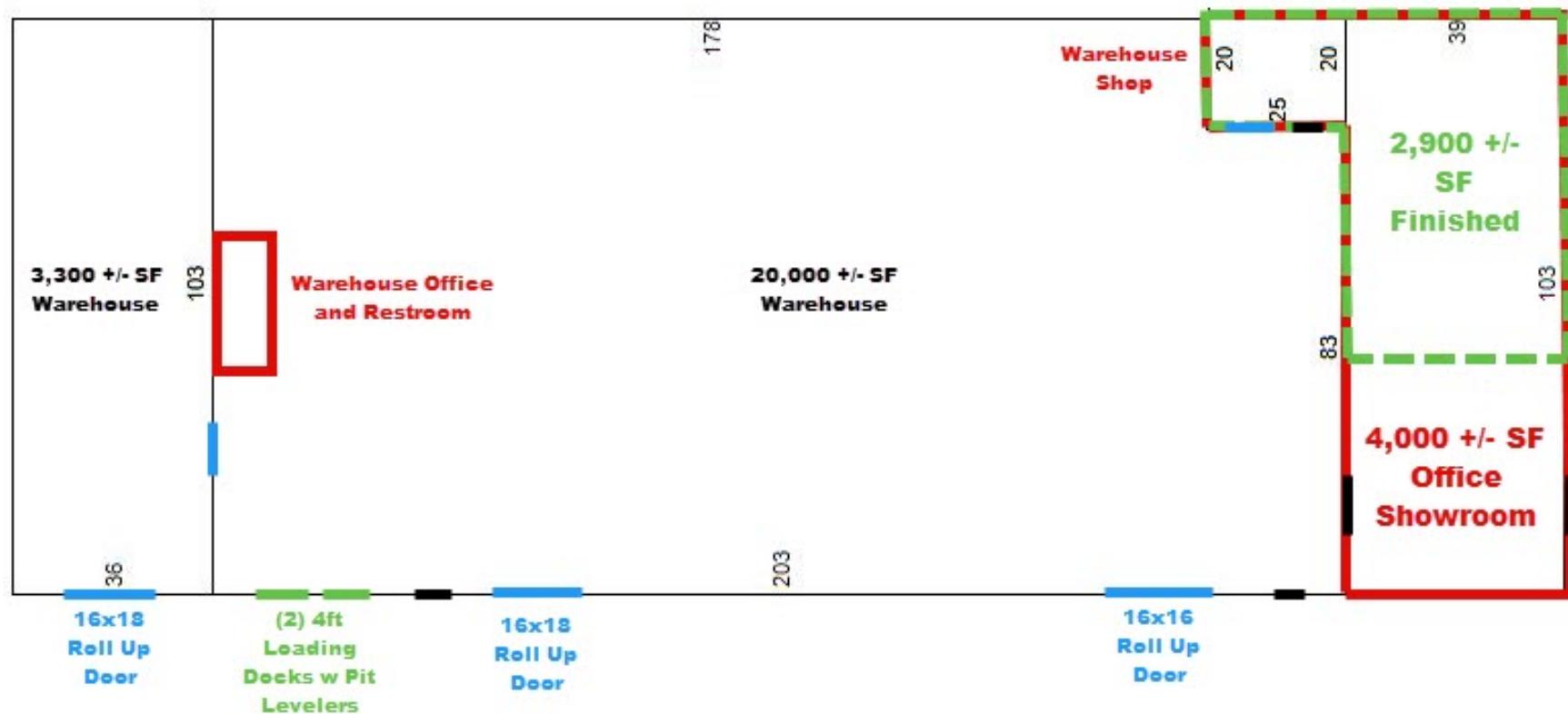
INTERIOR PHOTOS

2601 E 34TH ST
CHATTANOOGA, TN 37407



FLOOR PLAN

2601 E 34TH ST
CHATTANOOGA, TN 37407



AERIAL OVERVIEW

2601 E 34TH ST
CHATTANOOGA, TN 37407



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