

FOR LEASE | INDUSTRIAL/FLEX

MERCHANT
REAL ESTATE GROUP

4740 ADAMS ROAD

HIXSON, TN 37343

PROPERTY SUMMARY

NEW CONSTRUCTION 10,000 SF VERSATILE FLEX WAREHOUSE BUILDING LOATED IN THE NORTHGATE INDUSTRIAL PARK. EACH UNIT CONTAINS 5,000 SF AND INCLUDES TWO 12X12 DRIVE IN DOOR WITH MOTOR, TWO PRIVATE RESTROOMS, AND PROPOSED 90/10 WAREHOUSE OFFICE RATIO. THERE IS AN ADDITIONAL PARCEL AVAILBLE NEARBY IF THERE IS A NEED FOR YARD SPACE/OUTDOOR STORAGE.

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 (HWY 153 AND HIXSON PIKE), FACILITATING SMOOTH LOGISTICS AND DISTRIBUTION PROCESSES.



PROPERTY HIGHLIGHTS

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TOTAL BUILDING SIZE: 10,000 SF

AVAILABLE: 5,000 SF (40FT X 125 FT)

LEASE RATE: \$14.00 PSF NNN

OPEX: \$3.28 PSF

TOTAL OFFICE SIZE: PROPOSED 16FTX16FT

DRIVE IN DOORS: TWO 12X12

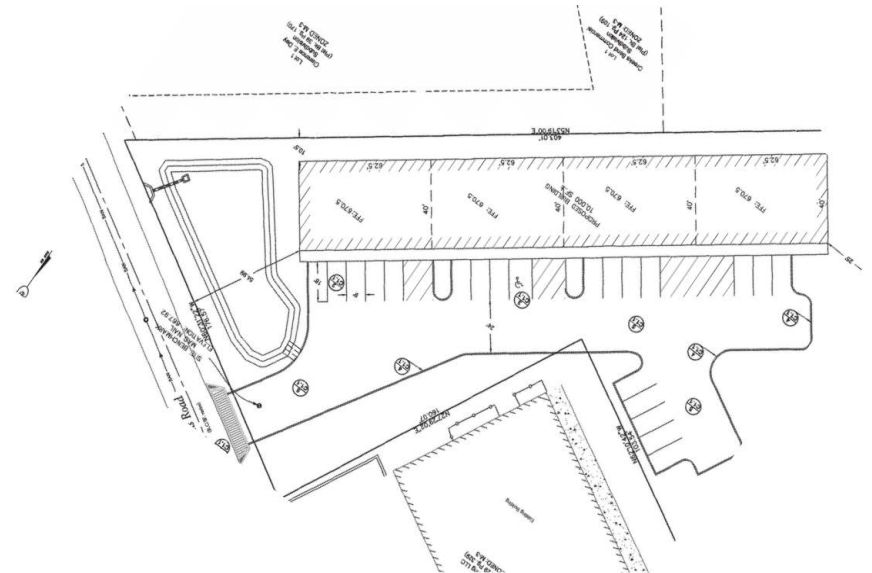
CLEAR HEIGHTS: 15'

ZONING: I-L

YEAR BUILT: 2025

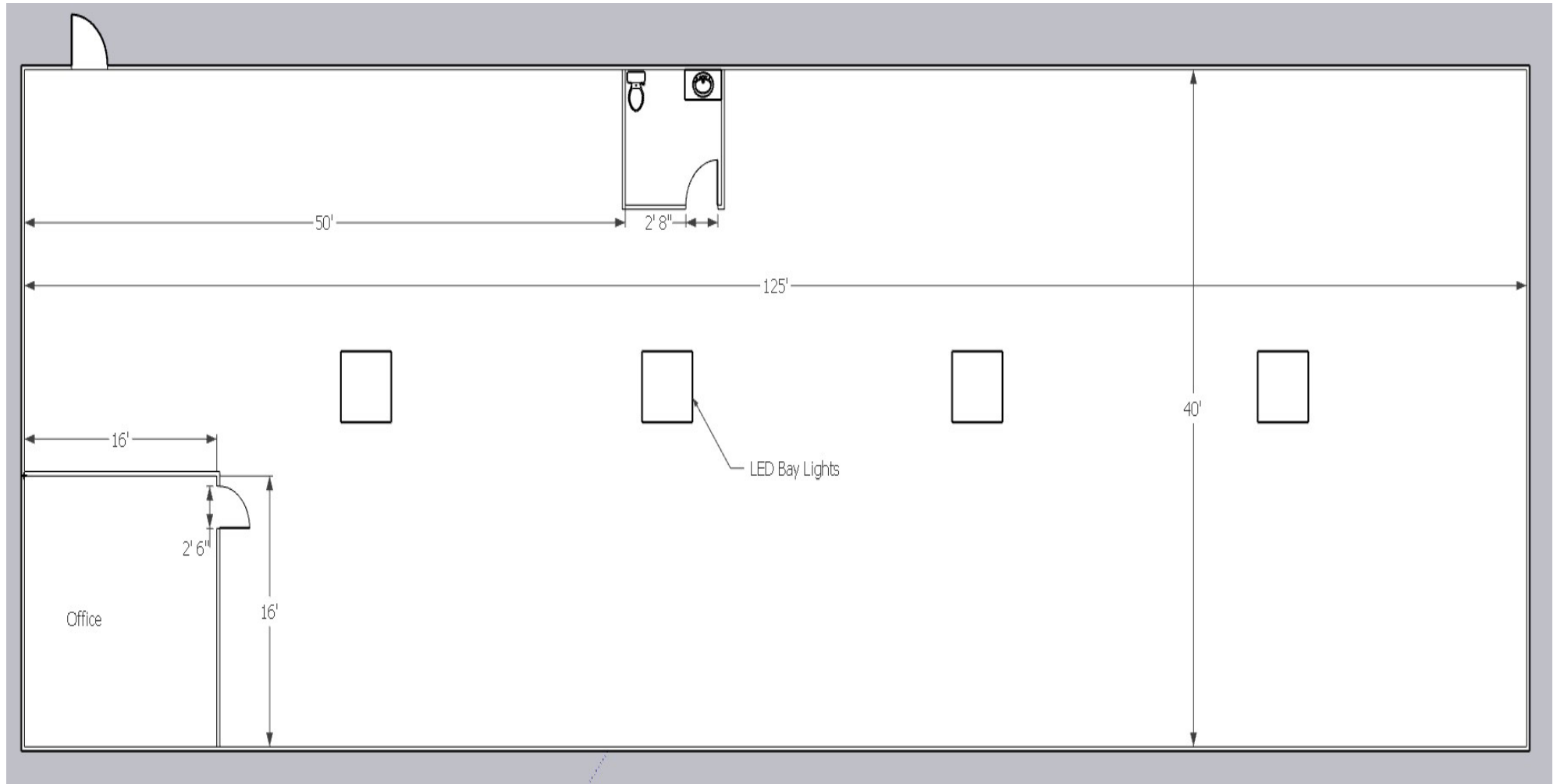


SITE PLAN



FLOOR PLAN

4740 ADAMS ROAD
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