

200 Powercorp Drive

Chattanooga, TN 37405

±30K SF | ±1.17 AC of Industrial Space

Welcome to 200 Powercorp Drive, a spacious industrial warehouse located in Chattanooga's Northshore. This property offers a total size of ±30,000 SF, providing ample space for various industrial needs. There is an additional ±2,000 SF of office space available, perfect for administrative and management purposes. Two Restrooms with one accessible in the warehouse area and one in the office. Designed to facilitate efficient operations, this warehouse features two dock doors with levelers and one drive-in door with a ramp.

The property is strategically located in a prime industrial area just on the North End of the Tennessee River, ensuring convenient access to Highway 27. This allows for streamlined logistics and distribution processes, making it an ideal location for manufacturing, storage, or distribution operations. With its generous size, well-designed office space, multiple dock doors, and a drive-in door with a ramp, 200 Powercorp Drive presents an excellent opportunity for businesses seeking a versatile and functional industrial space in Chattanooga, TN.

Lease Rate: \$8.50/SF NNN

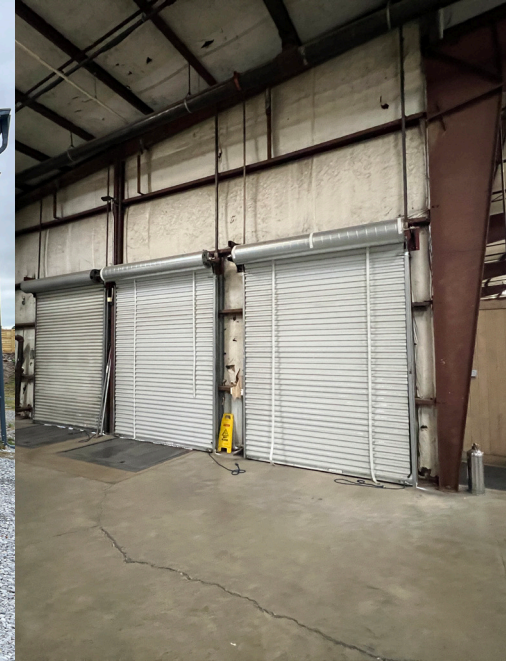


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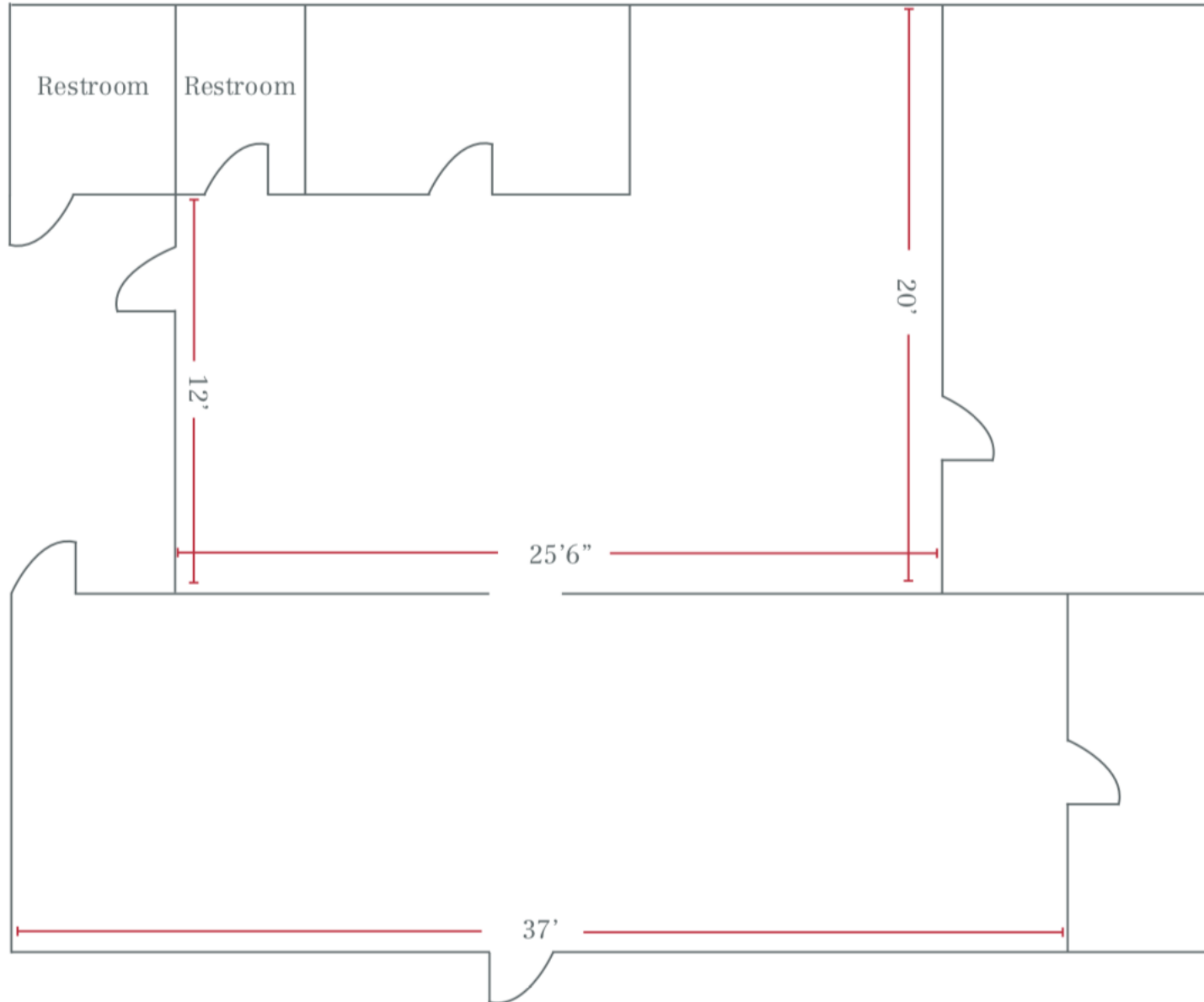
For Lease

Property Features

- **Building Size:** ±29,225 SF
- **Lot Size:** ±1.17 AC
- **Zoning:** E-IN-3
- **Office:** ±2,000 SF
- **Restrooms:** 2
- **Dock Doors:** 2 (8' x 10')
- **Side Rail Doors:** 3
- **Drive-In Door:** 1 (8' x 10')
- **Ceiling Height:** 23'
- **Eaves:** 18'
- **Sprinkler:** Wet
- **Flood Zone:** No
- **TN Parcel ID:** 135F B 024



Office Floor Plan



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For Lease



Contact Us

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