

# CHATTANOOGA INDUSTRIAL PARK # 3

3715 CALHOUN AVE, | CHATTANOOGA, TN 37407



**SVN | Second Story Real Estate Management**

**Baker Townsend**

**Office: (423) 682-8241**

**Cell: (423) 598-6968**

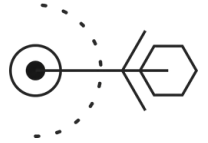
**[baker.townsend@svn.com](mailto:baker.townsend@svn.com)**





## PROPERTY HIGHLIGHTS

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**Asking Lease Rate:** \$7.50/SF/yr (NNN)

**Available SF:** 11,219 SF

**Building Size:** 11,219 SF

### Property Highlights

- 11,219 sf
- Zoned M1
- Drive in and dock doors
- 1.2 miles from HWY 24
- Parking

### Why This Property?

M1 zoned 11,219 sf of Manufacturing Warehouse with one dock door, one drive in door, new LED lights, restrooms, heat, conditioned offices, heavy power, 12 foot ceilings, 1.2 miles from HWY 24, and employee parking. Make this central location the next home for your business! Additional warehouse and drop yard space is also available in the same complex if you need more space.



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# INTERIOR PHOTOS



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## THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



# BROKER

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



**Baker Townsend**  
**Associate Advisor**



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[secondstory.properties](https://www.secondstory.properties)



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