



SALE / LEASE

4118 Dodds ave Warehouse

4118 DODDS AVE

Chattanooga, TN 37407

PRESENTED BY:

MATTHEW BONNETT

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TN #367774

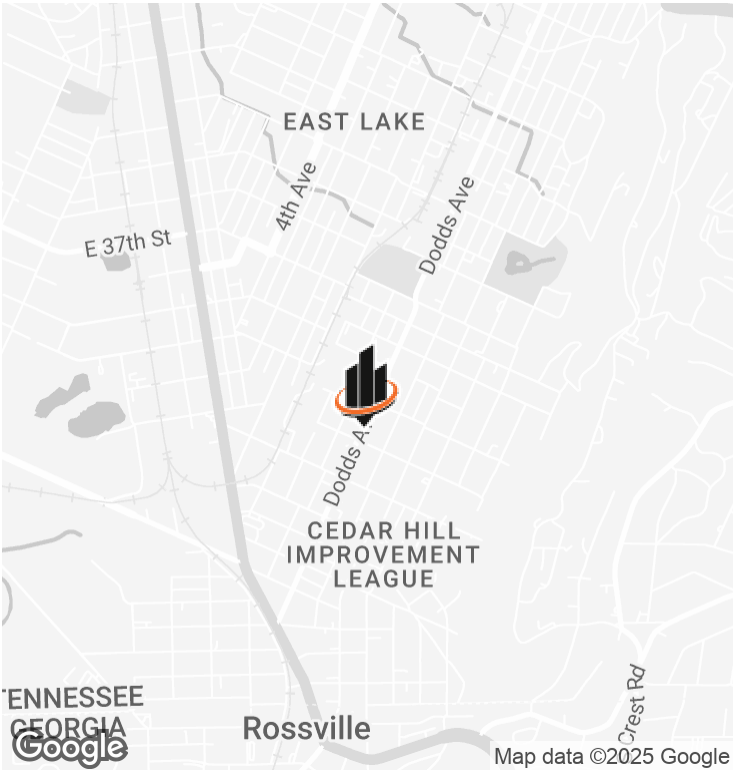
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	\$6.75 - 10.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	2,404 - 5,697 SF
LOT SIZE:	0.82 Acres
BUILDING SIZE:	16,300 SF
NOI:	\$127,427.00
CAP RATE:	9.44%

PROPERTY DESCRIPTION

Fresh remodel is now complete and this 16,300 sf building has a lot to offer in a high demand asset class. The perfect opportunity for storage for your business or a new location if you have outgrown your current building. This building is also for sale so an owner user buyer has a chance to buy the building and rent out the sections they don't use. This building features 4 suites that each have one roll up door, an exterior door, New LED lighting, New TPO roof, New gas lines and space heater units, New electrical, New spray foam insulation in the ceiling, and access to the common area with two restrooms and breaker panels. The lot in the back also comes with the purchase for an additional .3 acres of parking.

The building is currently listed for sale and for lease and vacant at time of listing.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	4118 Dodds ave Warehouse
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
APN	168G F 030
BUILDING SIZE	16,300 SF
LOT SIZE	0.82 Acres
YEAR BUILT	1965
YEAR LAST RENOVATED	2025
NUMBER OF FLOORS	1
FREE STANDING	Yes
NUMBER OF BUILDINGS	2

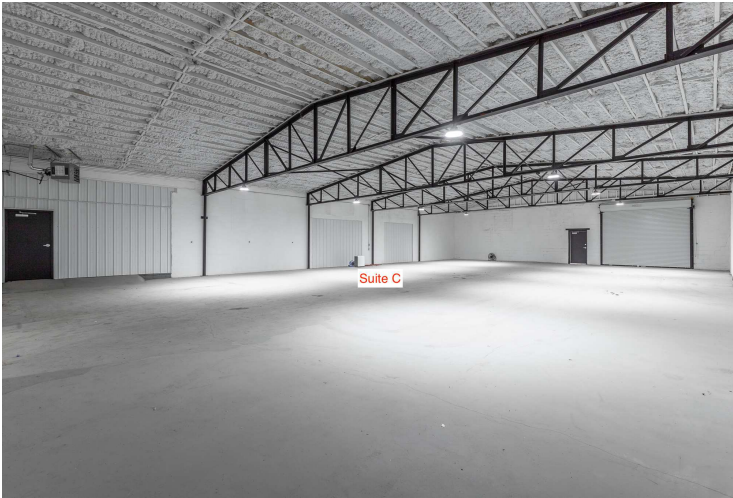
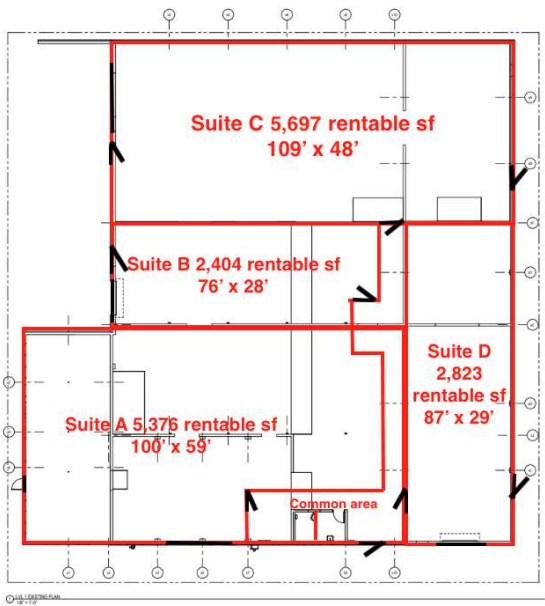


- New Electric, Foam Insulation, Doors, TPO roof, Gas lines, Heater units, and LED lights.
- .81 acres
- 1.8 miles to I-24 North and South exits
- 4 roll up doors
- Heated.
- Fresh Remodel.
- Common area for restroom and electric access.
- 11 foot clear.
- Suite A: \$6.75 per sf NNN 5,376 rentable sf
- Suite B: \$10.00 per sf 2,404 rentable sf
- Suite C: \$8.00 per sf 5,697 rentable sf
- Suite D: \$10.00 per sf 2,823 rentable sf
- Move in ready!

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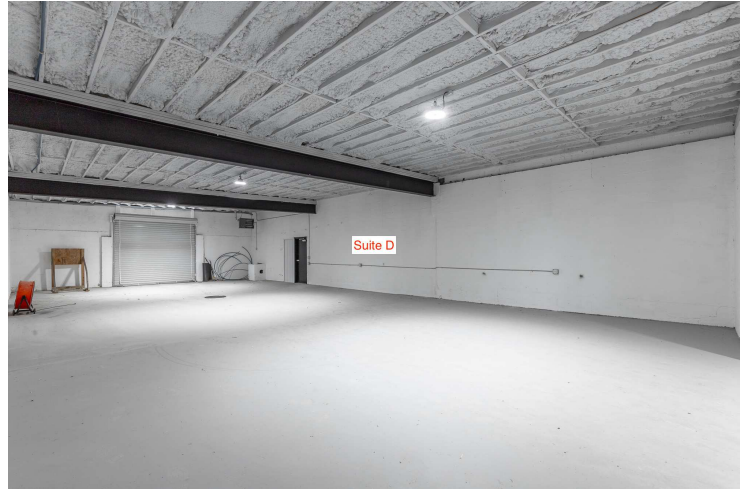
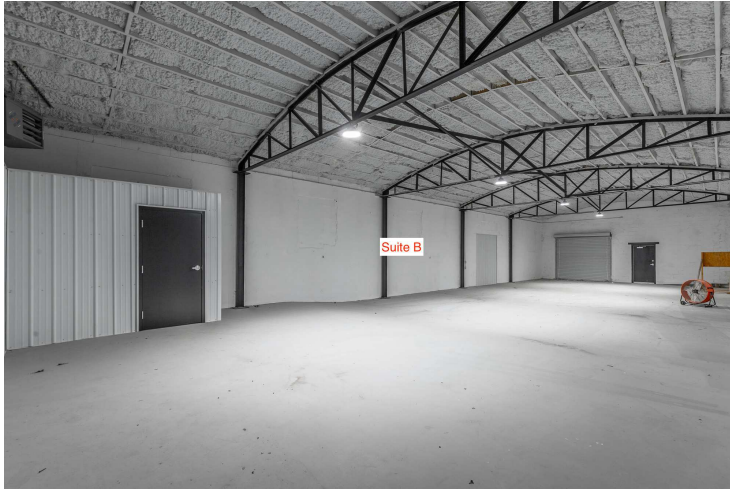
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ADDITIONAL PHOTOS



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