

AVAILABLE | INDUSTRIAL

5230 HIXSON PIKE

CHATTANOOGA, TENNESSEE 37433

PROPERTY HIGHLIGHTS

TOTAL BUILDING SF: ±12,960

AVAILABLE SF FOR LEASE: ±9,360

TOTAL WAREHOUSE SF: ±8,610

TOTAL OFFICE SF: ±750

RATIO: 90% WAREHOUSE/10% OFFICE

LOT SIZE: 1 ACRE +/-

ZONING: C-C COMMERCIAL CORRIDOR

YEAR BUILT: 1978

LEASE RATE: \$12.00/SF/YR NNN ; OPEX (ESTIMATED): \$3.00/SF

SALES PRICE: \$1,500,000.00 (\$115.75 PSF)

CEILING HEIGHT: 18 FT HIGH EAVE AND 14 LOW EAVE

DOCK DOORS: 2 DOCK HIGH

DRIVE IN DOOR: 3 - ONE 12X10, ONE 16X16, ONE 12X12

POWER: 3 PHASE 4 WIRE

MERCHANT
REAL ESTATE GROUP



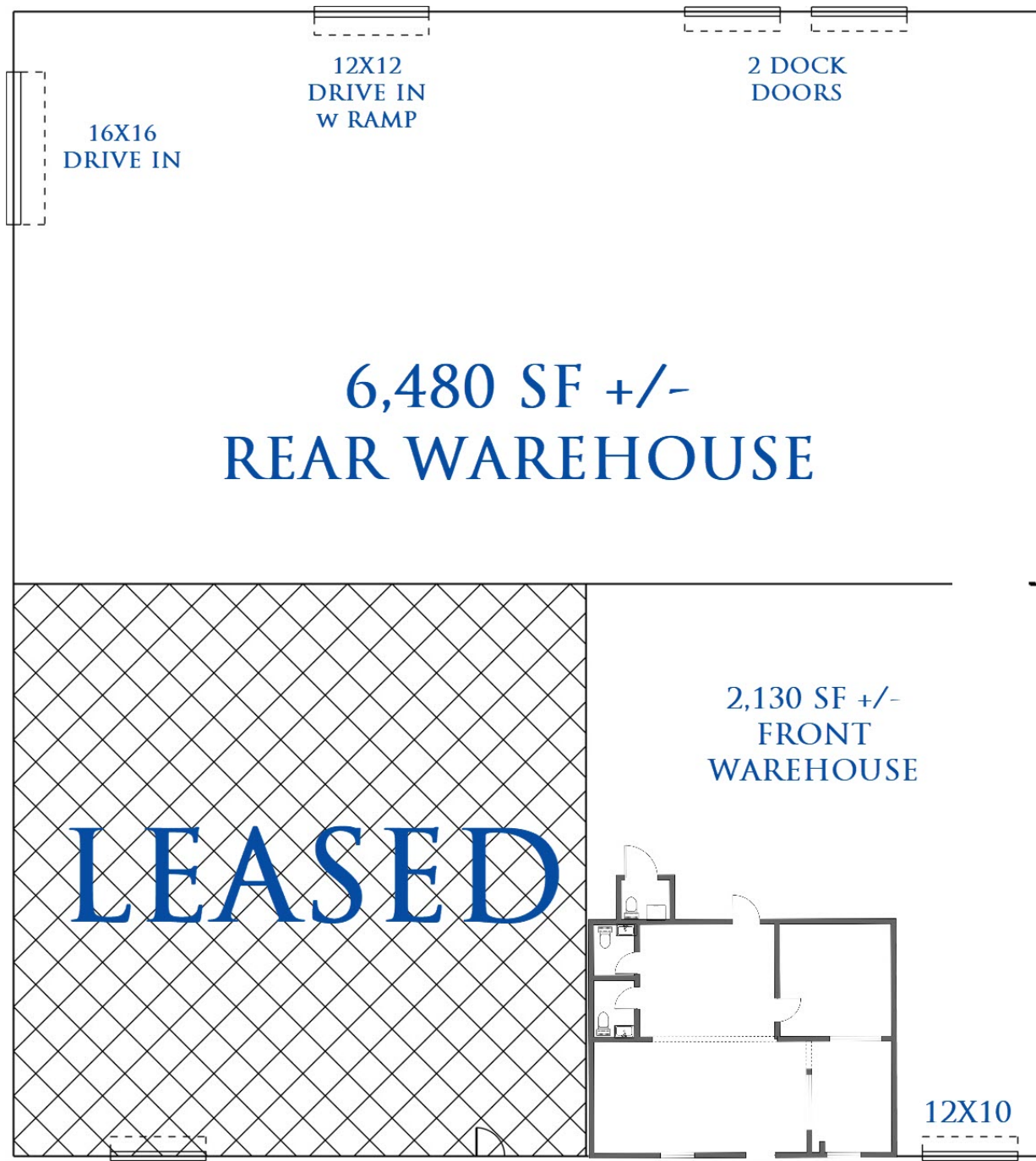
INTERIOR PHOTOS

5230 HIXSON PIKE
CHATTANOOGA, TN 37407



FLOOR PLAN

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AERIAL OVERVIEW

5230 HIXSON PIKE
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