

AVAILABLE | INDUSTRIAL

5230 HIXSON PIKE

CHATTANOOGA, TENNESSEE 37433

PROPERTY HIGHLIGHTS

TOTAL BUILDING SF: $\pm 12,960$

AVAILABLE SF FOR LEASE: $\pm 9,360$

TOTAL WAREHOUSE SF: $\pm 8,610$

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

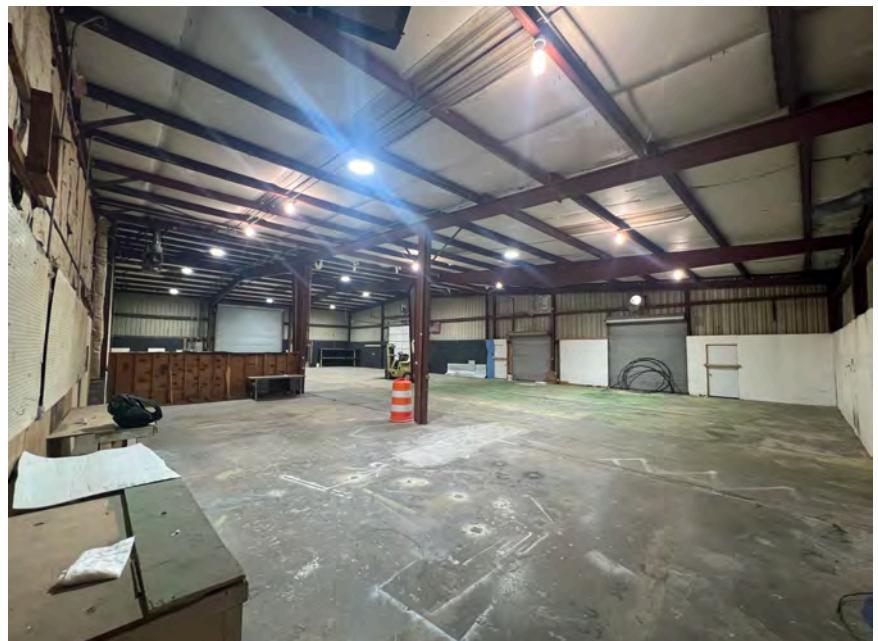
POWER: 3 PHASE 4 WIRE

MERCHANT
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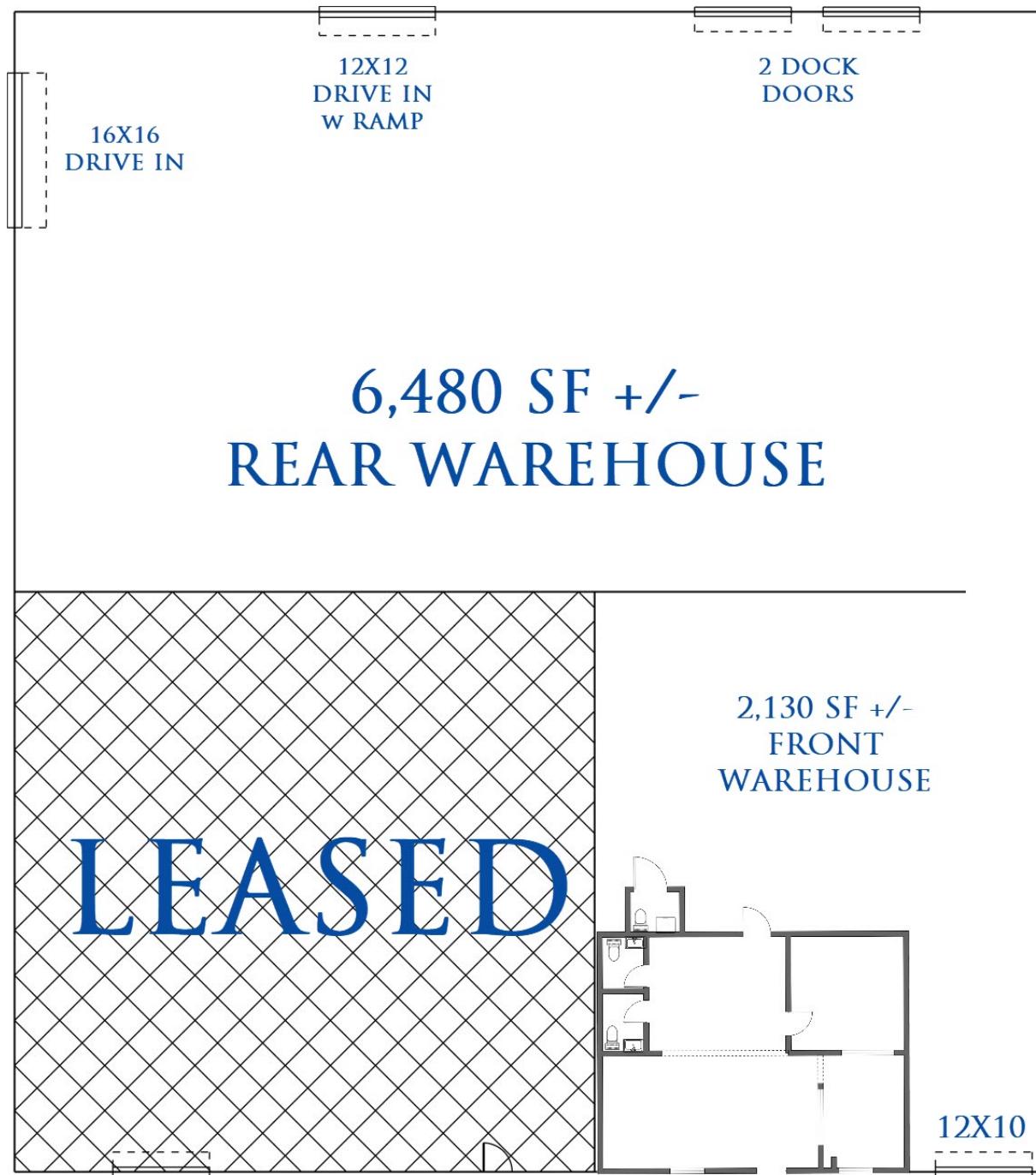
INTERIOR PHOTOS

5230 HIXSON PIKE
CHATTANOOGA, TN 37407



FLOOR PLAN

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AERIAL OVERVIEW

5230 HIXSON PIKE
CHATTANOOGA, TN 37407



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