

# Office/Warehouse with Large Gravel Yard

1709 N Orchard Knob Ave, Chattanooga, TN

**WESCO**  
DISTRIBUTION, INC.



**HERMAN WALLDORF**  
COMMERCIAL REAL ESTATE



# Property Overview

Industrial property with a total of 18,000 SF +/- with office, warehouse, and outdoor covered storage on 1.4 acres +/- in East Chattanooga, with easy access to downtown Chattanooga, Amnicola Hwy, and Hwy 153.

**Address:** 1709 N Orchard Knob Ave, Chattanooga, TN 37406  
**Tax ID:** 136K C 025  
**Legal Description:** Lot Twelve (12), Corrective Plat, Resubdivision of Lots Twelve (12), Seventeen (17) and Eighteen (18), Peyer's Addition, as shown by plat of record in Plat Book 53, Page 113, in the Register's Office of Hamilton County, Tennessee  
**Acreage:** 1.41 Acres +/-  
**Zoning:** M-3  
**Flood Zone:** Minimal flood hazard. The property is situated above the 500-year flood level per GIS maps.

## Approximate Square Footage:

**Office SF:** 1,900  
**Warehouse SF:** 5,200  
**Covered Outdoor Storage:** 10,000  
**Storage Building:** 900

**Construction:** Block and steel frame building  
**Ceiling Height:** 14'8" clear height in warehouse; 18' clear height in covered shed at max height sloping down to 11'  
**Dock Height Doors:** 3 10'x10' doors

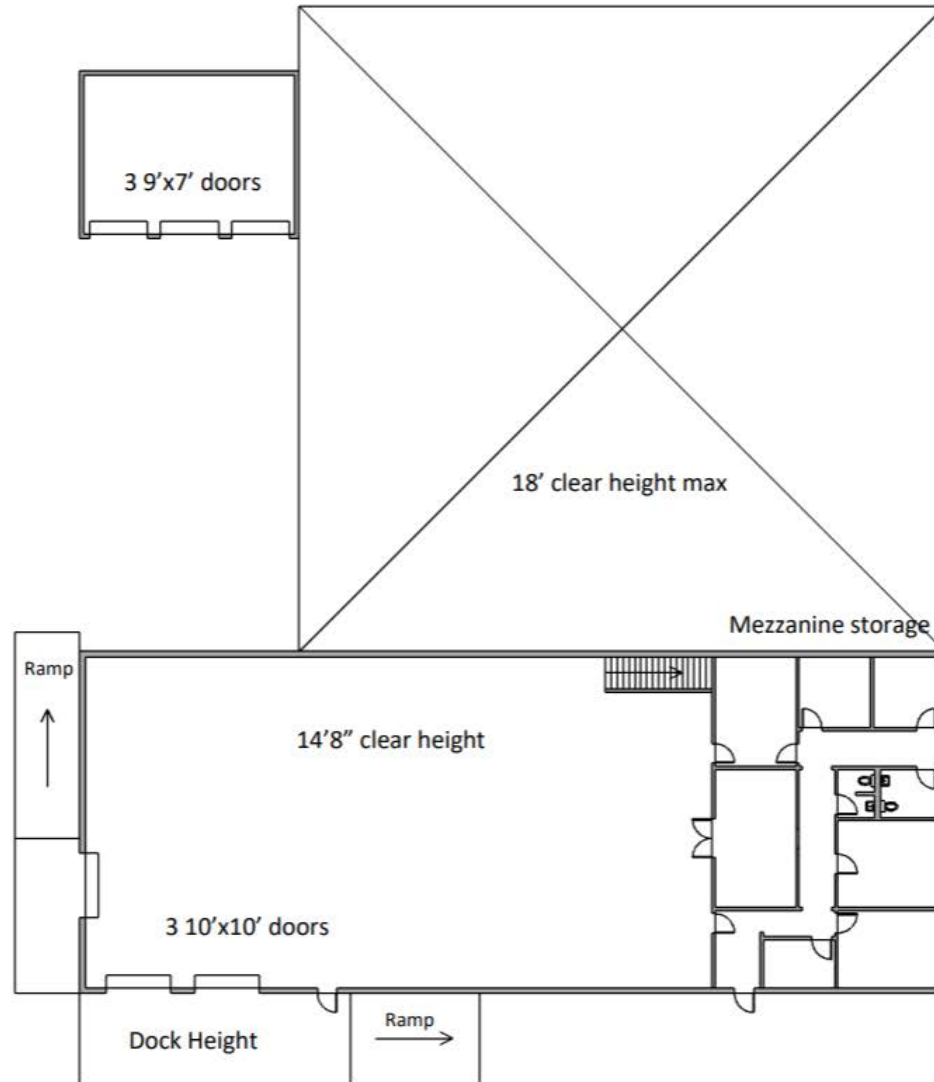
**Available for Sale:** \$1,100,000  
**Available for Lease:** \$9,000 per month NNN

# 1709 N Orchard Knob Ave

GIS Aerial View



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## Approximate Layout

### Main Building:

1,900 SF +/- Office

5,200 SF +/- Warehouse

### Covered Outdoor Storage:

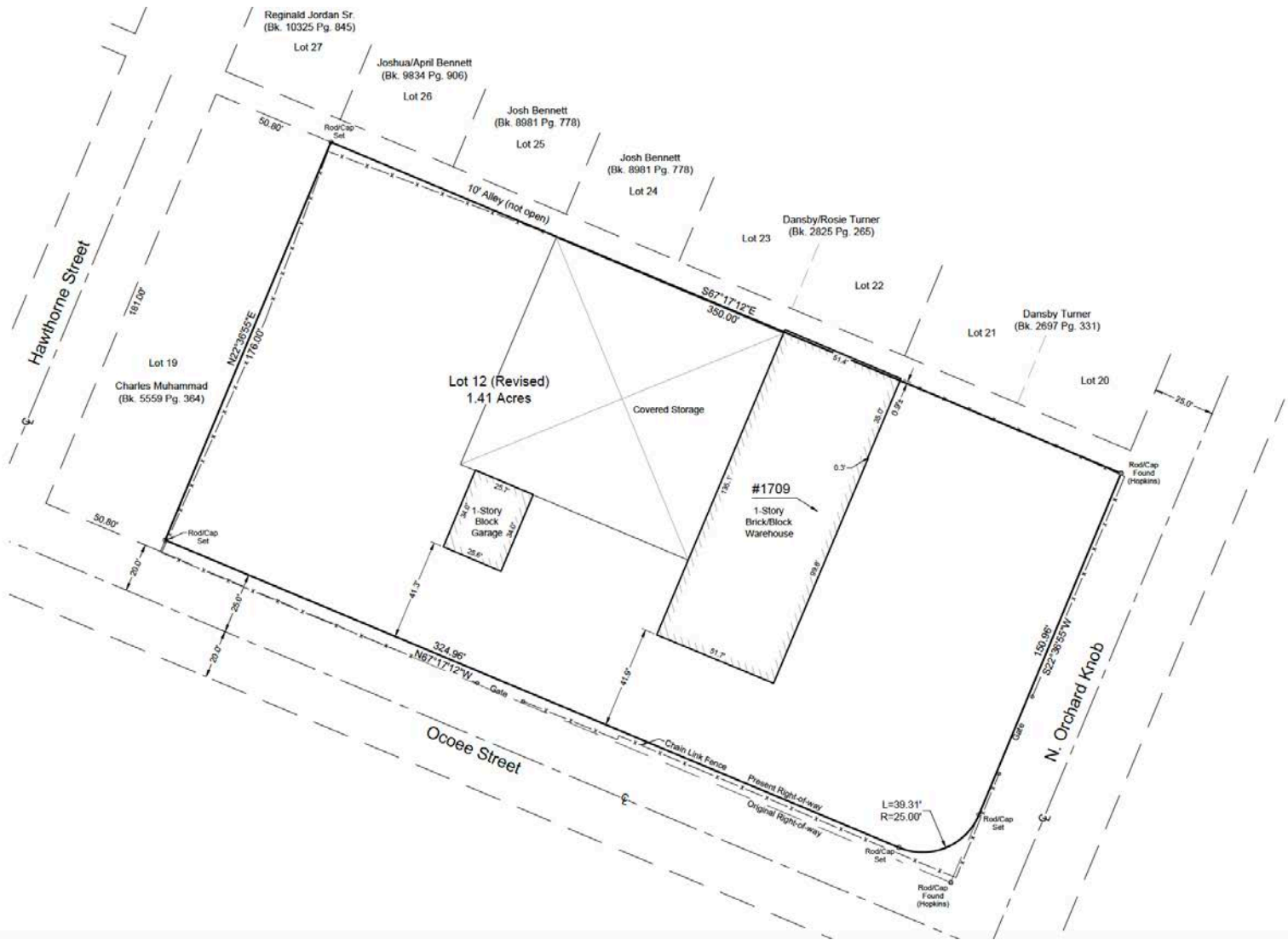
10,000 SF +/- Shed

### Storage Building:

900 SF +/-

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Site plan





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Information deemed reliable but not guaranteed.



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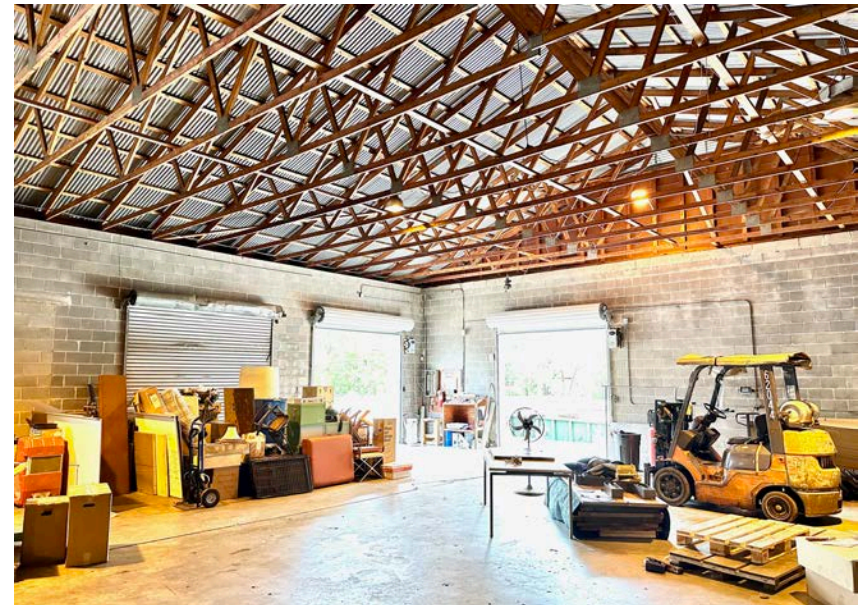
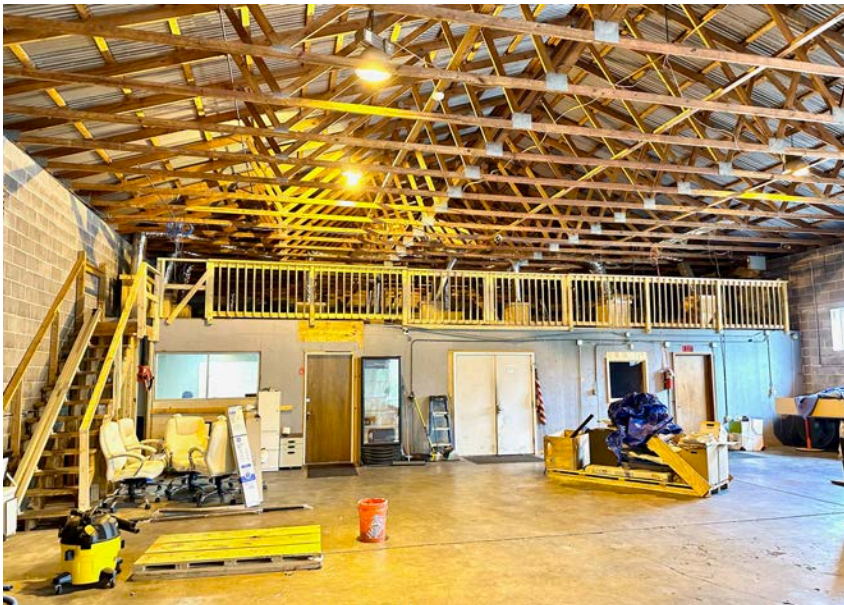
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