

Southside

1133 E. Main Street
Chattanooga, TN 37408

Prime industrial opportunity located in Chattanooga's Southside district. Built in 1997 and remodeled in 2018, this 13,764 square foot warehouse offers a functional solution for a variety of industrial, distribution, manufacturing, or service-related uses.



Property Highlights

- 2,850 Sf of Office Space
 - 8 private offices, conference room, and kitchenette
- Two (2) Drive-In Doors: 15' x 14'
- Power: 3 Phase 200 Amps 240 Volt
- Ceiling Height: 16.5' (eave)
- On-site surface parking for employees and visitors
- Secured Yard: +1 acre, paved and fenced for storage, equipment, or fleet parking

Leasing Summary

LEASE PRICE: **\$15.00 PSF NNN**

TAX ID: **146P E 018**

SQUARE FEET: **13,765±**

ACRES: **1.68**

ZONING: **I-H**

YEAR BUILT: **1997/2018**

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------------|---------------|----------------|
| 2024 HOUSEHOLD | 8,358 | 66,540 | 133,932 |

📍 520 Lookout Street Chattanooga, TN 37403

☎ +1 423 267 6549

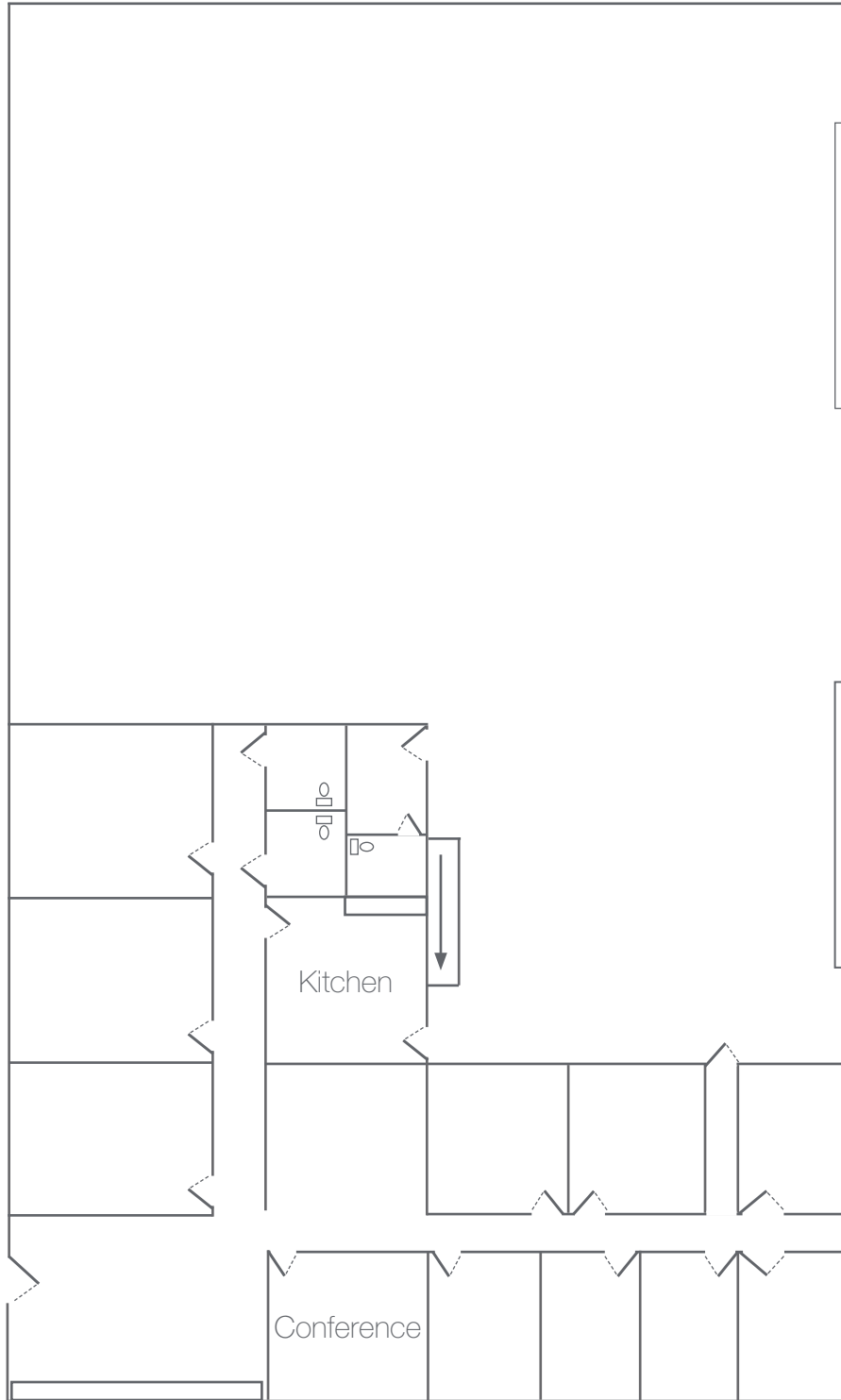
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**For more information,
please contact:**



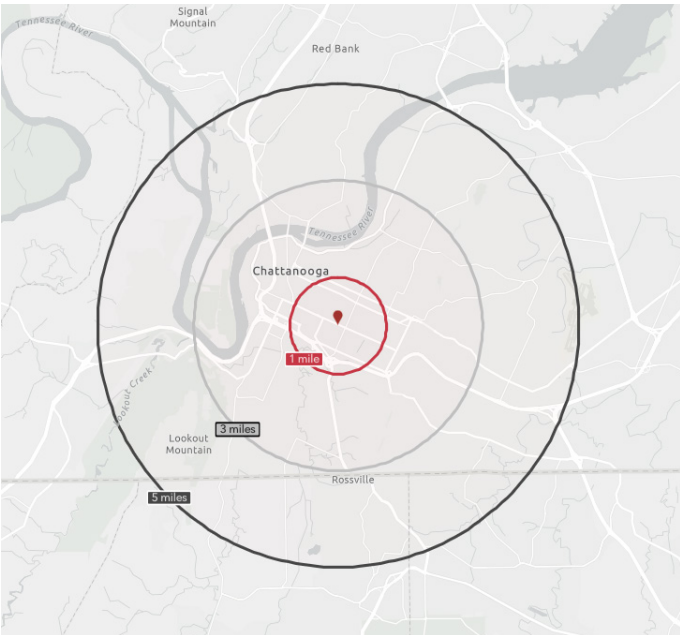
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KEY FACTS - 5 MILES

133,932
Population

\$57,207
Median Income



\$57,207

Median Household Income



\$36,834

Per Capita Income



\$85,289

Median Net Worth

| Population | 1 mile | 3 mile | 5 mile |
|-----------------|--------|--------|---------|
| 2024 Population | 8,358 | 66,540 | 133,932 |
| 2029 Population | 8,747 | 69,938 | 137,674 |
| Median Age | 29.9 | 33.8 | 36 |

| Household | 1 mile | 3 mile | 5 mile |
|--------------------------|----------|----------|----------|
| 2024 Households | 3,557 | 28,010 | 57,018 |
| Average Household Income | \$96,600 | \$83,194 | \$86,460 |