



**INDUSTRIAL | Move-In Ready**  
**2 BUILDINGS + LAND**



**ZONED M-1**



**3720 / 3800**

**Amnicola Hwy.  
Chattanooga, TN**



**URBAN STORY  
VENTURES**

UrbanStoryVentures.com

Contact: Jimmy White, President  
Leasing@UrbanStoryVentures.com  
O: 423.521.3268

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**169,000**  
Leasable SF

**4.3**  
Developable Acres

## PRISTINE PROPERTY IN PRIME LOCATION. LOTS OF FLEXIBILITY AND OPPORTUNITY.

This former Arcade Beauty industrial site is an ideal choice for manufacturing, warehouse, or other industrial tenants looking for a pristine space to relocate or expand. From manufacturing and storage space to lab and R&D rooms, to plentiful office and meeting suites, it has it all. The property is conveniently located at a traffic light and sits on a major highway just minutes to multiple interstates, the airport, and the Tennessee River.

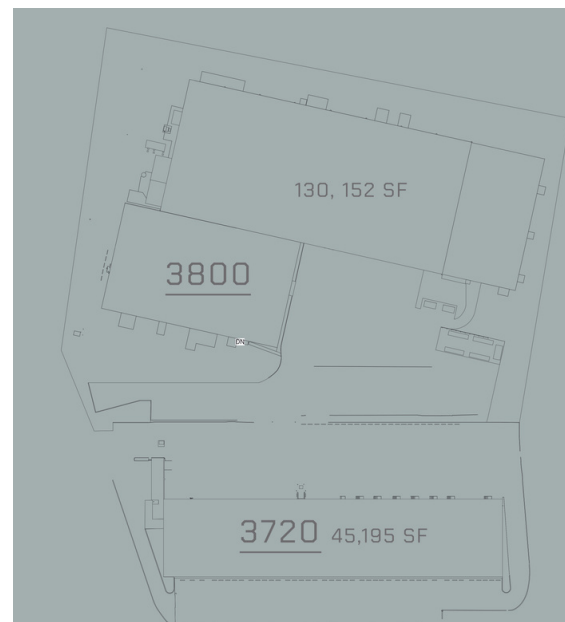
## ONE OR MULTI-TENANT LEASING FLEXIBILITY

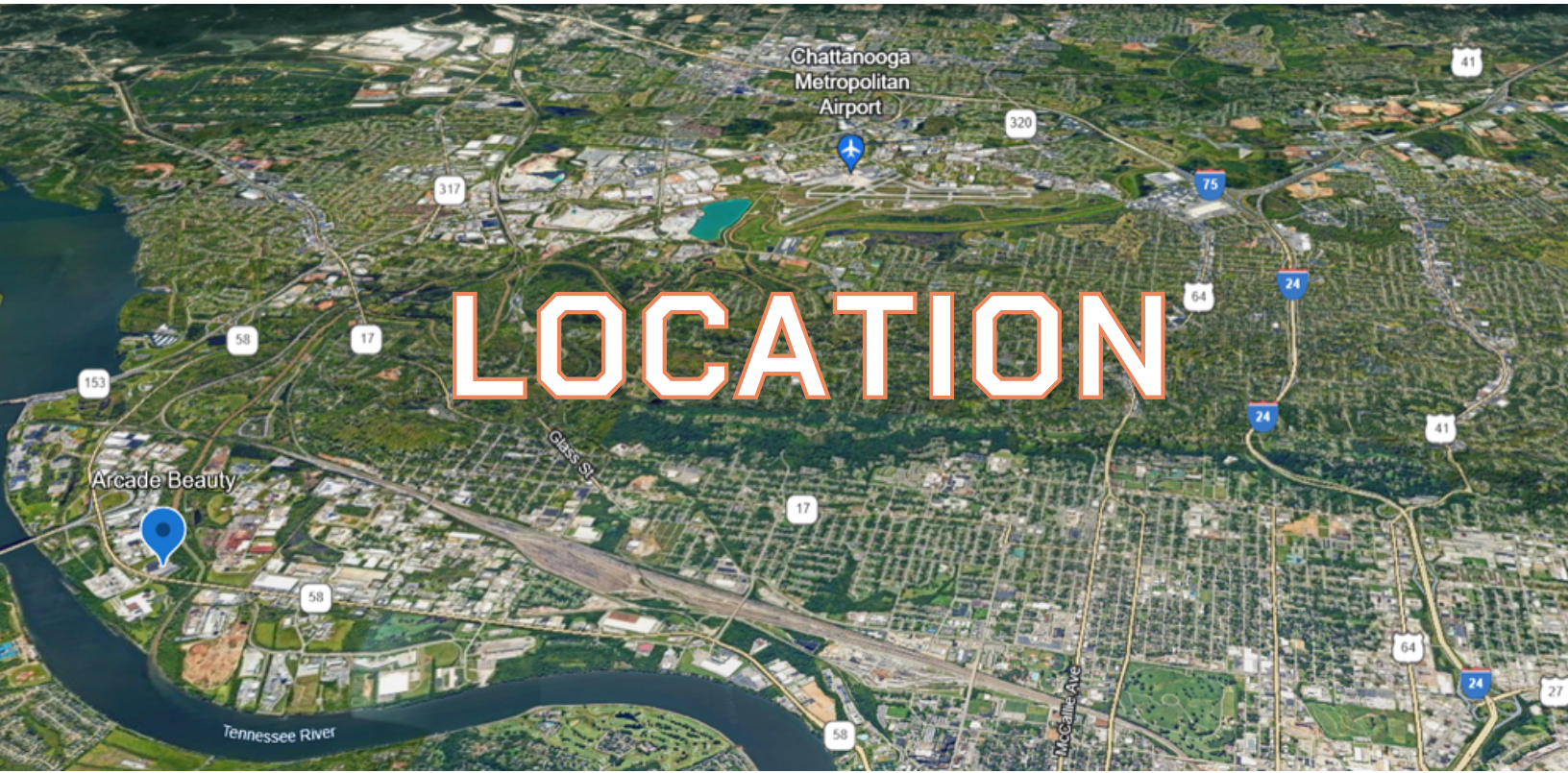
### 3800 Building

- 1st Floor: 123,890 SF
- 2nd Floor: 4,159 SF
- 3rd Floor: 2,103 SF
- \$10/SF (NNN)

### 3720 Building

- 45,195 SF
- Can subdivide
- \$12/SF (NNN)





## SITUATED IN A MAJOR SOUTHEAST INDUSTRIAL CORRIDOR

Neighbors: Chattanooga Coca-Cola Production Center | Cola-Cola United Packers | Pepsi Bottling Group | BASF | Southern Champion Tray | Fillauer Companies | RockTenn | Kenco Logistics | Norfolk Southern | Roadtec | Amazon

Other Major Area Employers: VW | Gestamp | Sesé | Sanofi | TVA | McKee Foods Corp. | Hospitals | Insurance Co.s | Logistics Co.s



Entrance at traffic light



2.5 Miles to Hwy-153



10.5 Miles to I-24



8.5 Miles to I-75

## Chattanooga

Under 2-Hour Drive to:

- Atlanta
- Nashville & Knoxville
- Birmingham & Huntsville

Under a Half-Day Drive to  
Multiple Ports

# 3800 Building



## HIGHLIGHTS

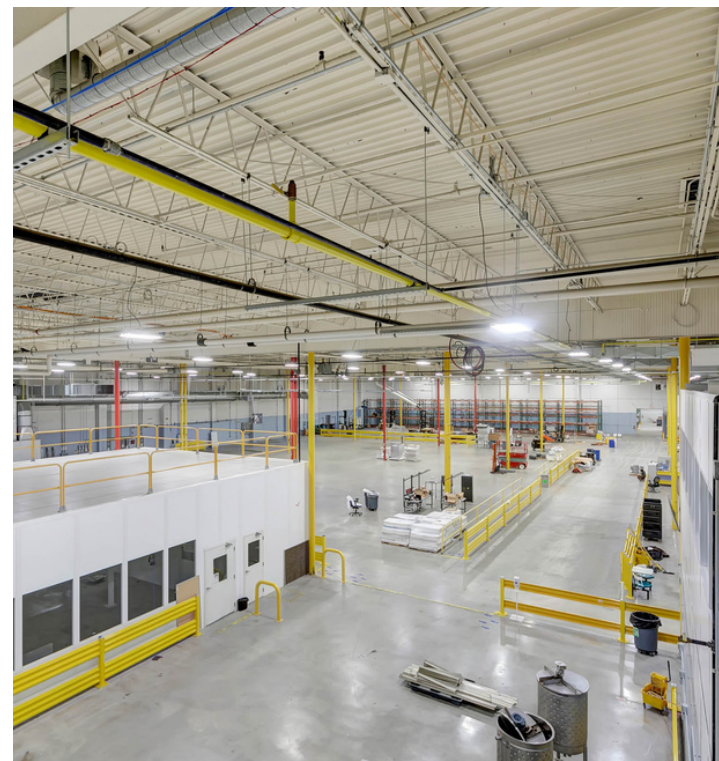
- Conveniently located at a traffic light in a major industrial corridor
- Climate controlled
- Fire suppression
- Mix of space: manufacturing, machine shop, lab, R&D, inspection, mezzanine/office, mass storage with racks, break rooms, screen rooms
- Industrial space spanning 6 loading docks and 1 drive-in



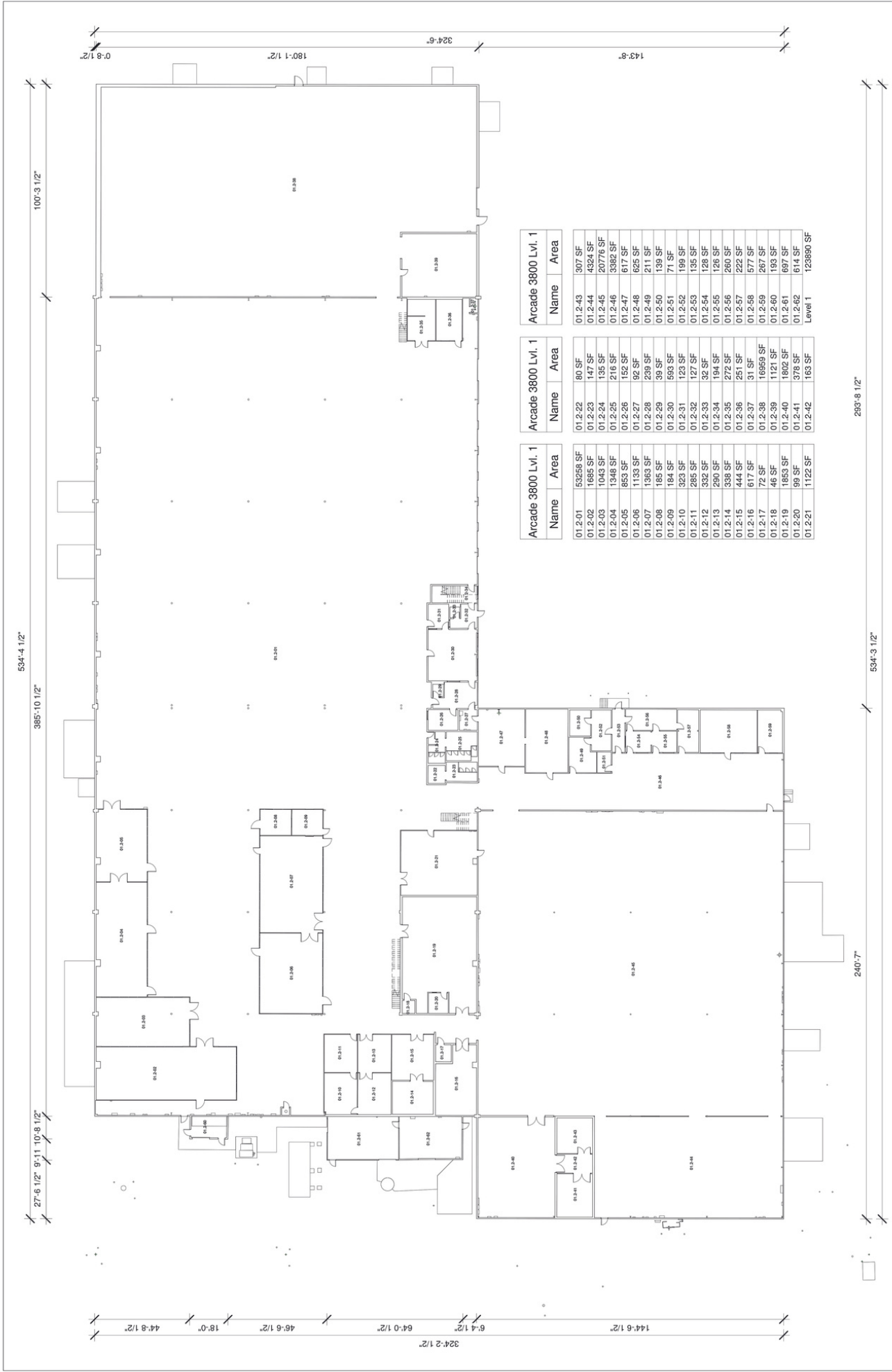
# 3800 Interior



F  
L  
E  
X



# 3800 Floor Plan - Floor 1



Arcade 3800 Lvl. 1		
Name	Area	
01.2.01	53255 SF	
01.2.02	1685 SF	
01.2.03	1043 SF	
01.2.04	1348 SF	
01.2.05	853 SF	
01.2.06	1133 SF	
01.2.07	1363 SF	
01.2.08	185 SF	
01.2.09	184 SF	
01.2.10	323 SF	
01.2.11	285 SF	
01.2.12	332 SF	
01.2.13	290 SF	
01.2.14	338 SF	
01.2.15	444 SF	
01.2.16	617 SF	
01.2.17	72 SF	
01.2.18	46 SF	
01.2.19	1853 SF	
01.2.20	99 SF	
01.2.21	1122 SF	

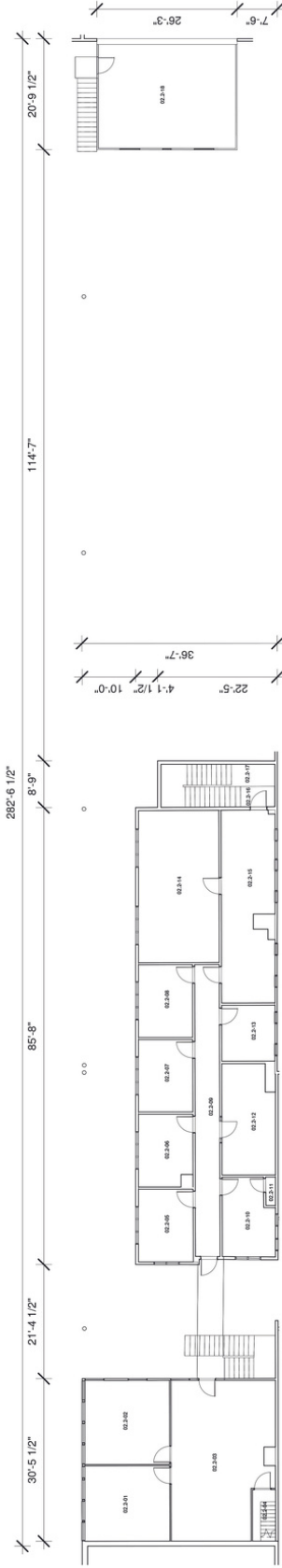
Arcade 3800 Lvl. 1		
Name	Area	
01.2.22	80 SF	
01.2.23	147 SF	
01.2.24	195 SF	
01.2.25	216 SF	
01.2.26	152 SF	
01.2.27	92 SF	
01.2.28	239 SF	
01.2.29	39 SF	
01.2.30	583 SF	
01.2.31	123 SF	
01.2.32	127 SF	
01.2.33	32 SF	
01.2.34	194 SF	
01.2.35	272 SF	
01.2.36	251 SF	
01.2.37	31 SF	
01.2.38	16959 SF	
01.2.39	1121 SF	
01.2.40	1802 SF	
01.2.41	378 SF	
01.2.42	163 SF	

Arcade 3800 Lvl. 1		
Name	Area	
01.2.43	307 SF	
01.2.44	4324 SF	
01.2.45	20776 SF	
01.2.46	3382 SF	
01.2.47	617 SF	
01.2.48	625 SF	
01.2.49	211 SF	
01.2.50	139 SF	
01.2.51	71 SF	
01.2.52	199 SF	
01.2.53	135 SF	
01.2.54	128 SF	
01.2.55	126 SF	
01.2.56	260 SF	
01.2.57	222 SF	
01.2.58	577 SF	
01.2.59	267 SF	
01.2.60	193 SF	
01.2.61	697 SF	
01.2.62	614 SF	
Level 1	123890 SF	

# 3800 Floor Plan - Floor 2 & 3

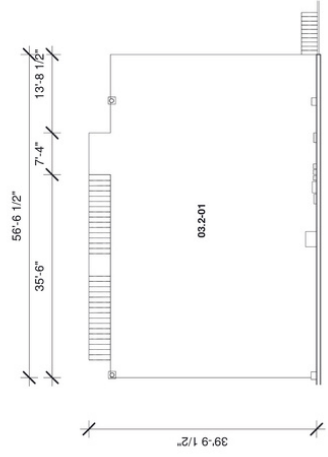


Arcade 3800 Lvl. 2	
Name	Area
02.2-01	251 SF
02.2-02	268 SF
02.2-03	580 SF
02.2-04	53 SF
02.2-05	159 SF
02.2-06	153 SF
02.2-07	152 SF
02.2-08	153 SF
02.2-09	278 SF
02.2-10	154 SF
02.2-11	14 SF
02.2-12	229 SF
02.2-13	116 SF
02.2-14	461 SF
02.2-15	392 SF
02.2-16	92 SF
02.2-17	108 SF
02.2-18	547 SF
Level 2	4159 SF



1 2nd Floor - Arcade 3800  
1/16" = 1'-0"

Arcade 3800 Lvl. 3	
Name	Area
03.2-01	2103 SF
Level 3	2103 SF



2 3rd Floor - Arcade 3800  
1/16" = 1'-0"

# 3720 Building



## HIGHLIGHTS

- Conveniently located at a traffic light in a major industrial corridor
- Flex/industrial space spanning 5 bays with loading docks and 9 drive-in bays
- Access control and security
- Current suites start ~2,500 SF and can be combined
- Plentiful onsite parking
- Office suites, meeting rooms, open floor plans, breakrooms, and restrooms





# 3720 Interior

F  
L  
E  
X



# 3720 Interior



F  
L  
E  
X



# 3720 Floor Plan

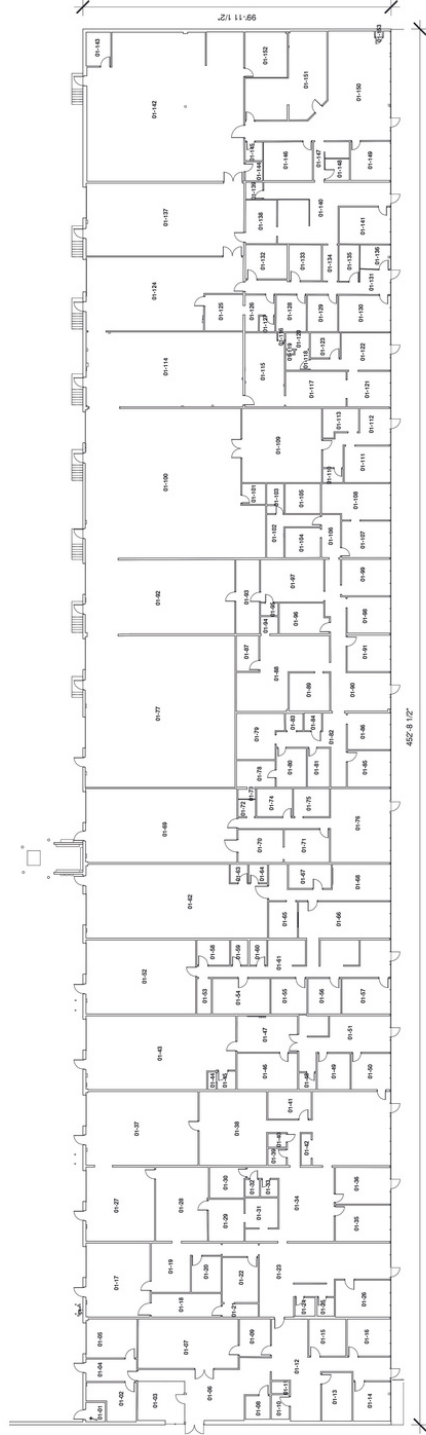


Arcade 3720	
Name	Area

01-78	118 SF
01-79	219 SF
01-80	132 SF
01-81	99 SF
01-82	244 SF
01-83	37 SF
01-84	176 SF
01-85	92 SF
01-86	504 SF
01-87	174 SF
01-88	468 SF
01-89	178 SF
01-90	1219 SF
01-91	198 SF
01-92	36 SF
01-93	28 SF
01-94	165 SF
01-95	297 SF
01-96	177 SF
01-97	199 SF
01-98	2663 SF
01-99	57 SF
01-100	137 SF
01-101	60 SF
01-102	120 SF
01-103	119 SF
01-104	94 SF
01-105	200 SF
01-106	262 SF
01-107	641 SF
01-108	34 SF
01-109	187 SF
01-110	222 SF
01-111	104 SF
01-112	1292 SF
01-113	319 SF
01-114	7 SF
01-115	239 SF
01-116	5 SF
01-117	45 SF
01-118	172 SF
01-119	244 SF
01-120	85 SF
01-121	1116 SF
01-122	156 SF
01-123	96 SF
01-124	29 SF
01-125	124 SF
01-126	124 SF
01-127	209 SF
01-128	60 SF
01-129	254 SF
01-130	162 SF
01-131	131 SF
01-132	64 SF
01-133	83 SF
01-134	82 SF
01-135	1264 SF
01-136	52 SF
01-137	588 SF
01-138	152 SF
01-139	35 SF
01-140	574 SF
01-141	209 SF
01-142	2491 SF
01-143	113 SF
01-144	39 SF
01-145	39 SF
01-146	209 SF
01-147	95 SF
01-148	61 SF
01-149	174 SF
01-150	946 SF
01-151	556 SF
01-152	223 SF
01-153	7 SF
Level 1	45195 SF

Arcade 3720	
Name	Area

01-01	56 SF
01-02	189 SF
01-03	217 SF
01-04	134 SF
01-05	233 SF
01-06	526 SF
01-07	544 SF
01-08	81 SF
01-09	132 SF
01-10	62 SF
01-11	27 SF
01-12	576 SF
01-13	173 SF
01-14	177 SF
01-15	165 SF
01-16	181 SF
01-17	541 SF
01-18	166 SF
01-19	259 SF
01-20	121 SF
01-21	58 SF
01-22	180 SF
01-23	739 SF
01-24	48 SF
01-25	41 SF
01-26	227 SF
01-27	577 SF
01-28	425 SF
01-29	168 SF
01-30	123 SF
01-31	110 SF
01-32	30 SF
01-33	36 SF
01-34	539 SF
01-35	223 SF
01-36	226 SF
01-37	920 SF
01-38	1295 SF
01-39	38 SF
01-40	30 SF
01-41	135 SF
01-42	39 SF
01-43	162 SF
01-44	18 SF
01-45	41 SF
01-46	245 SF
01-47	246 SF
01-48	36 SF
01-49	135 SF
01-50	161 SF
01-51	409 SF
01-52	905 SF
01-53	60 SF
01-54	228 SF
01-55	143 SF
01-56	132 SF
01-57	194 SF
01-58	95 SF
01-59	52 SF
01-60	52 SF
01-61	588 SF
01-62	1393 SF
01-63	39 SF
01-64	41 SF
01-65	119 SF
01-66	371 SF
01-67	118 SF
01-68	371 SF
01-69	1227 SF
01-70	167 SF
01-71	167 SF
01-72	35 SF
01-73	21 SF
01-74	114 SF
01-75	114 SF
01-76	600 SF
01-77	2457 SF



1 1st Floor - Arcade 3720  
1" = 30'-0"



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**STORY BEFORE VENTURE**

**EXPANSIONS.  
RELOCATIONS.  
LAUNCHES.  
WE'RE READY.**

**CONTACT:**

**Jimmy White, President**  
**Leasing@UrbanStoryVentures.com**  
**O: 423.521.3268**

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