

# 6120 Airways Blvd

6120 AIRWAYS BLVD, CHATTANOOGA, TN 37421

# FOR LEASE

Industrial Property



## PROPERTY DESCRIPTION

This sought after industrial area offers the perfect centralized location only half a mile from HWY 153! 6120 Airways Blvd in Chattanooga is turn key ready for your business and checks a lot of buy boxes including: Fresh TPO roof in 2023 with a documented 20 year warranty, 14,340 sf, Heavy Industrial Zoning with a .93 acre lot, Fenced drop yard, Fenced Parking, 600 amps of power including 240 3 phase, roughly 2,800 sf of Office with new flooring being installed, 4 offices, bullpen area, conference room, break room, and two restrooms.

Call for your personal showing!

## PROPERTY HIGHLIGHTS

- .6 miles to HWY 153
- Heavy Industrial Zoning with .93 acres
- New TPO Roof and New Exterior Paint
- 8 Drive in doors.
- 600 amps of power with 3 phase.

## OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$11 SF/yr (NNN)
Available SF:	14,340 SF
Lot Size:	0.93 Acres
Building Size:	14,340 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	368	1,928
Total Population	290	954	4,419
Average HH Income	\$46,482	\$49,667	\$54,634

### Matthew Bonnett

AGENT

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Each office independently owned and operated.

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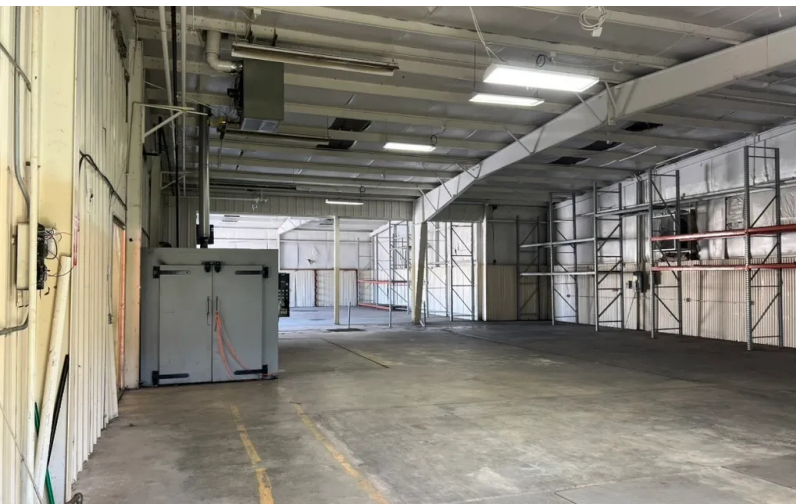
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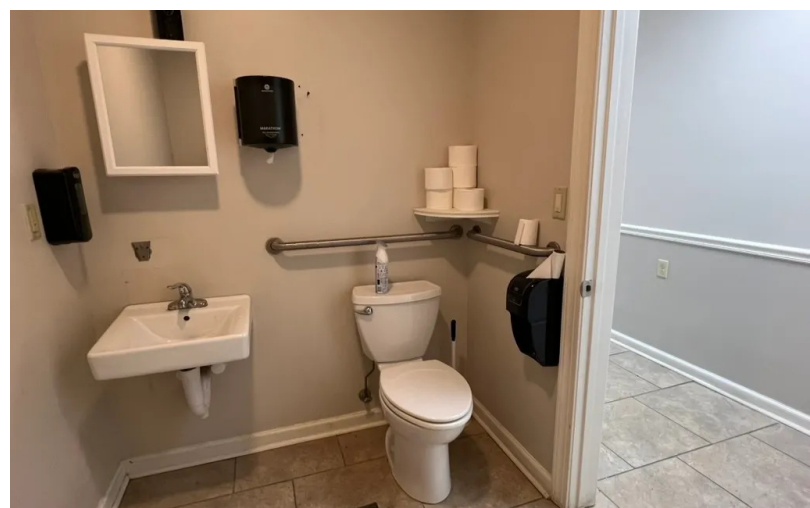
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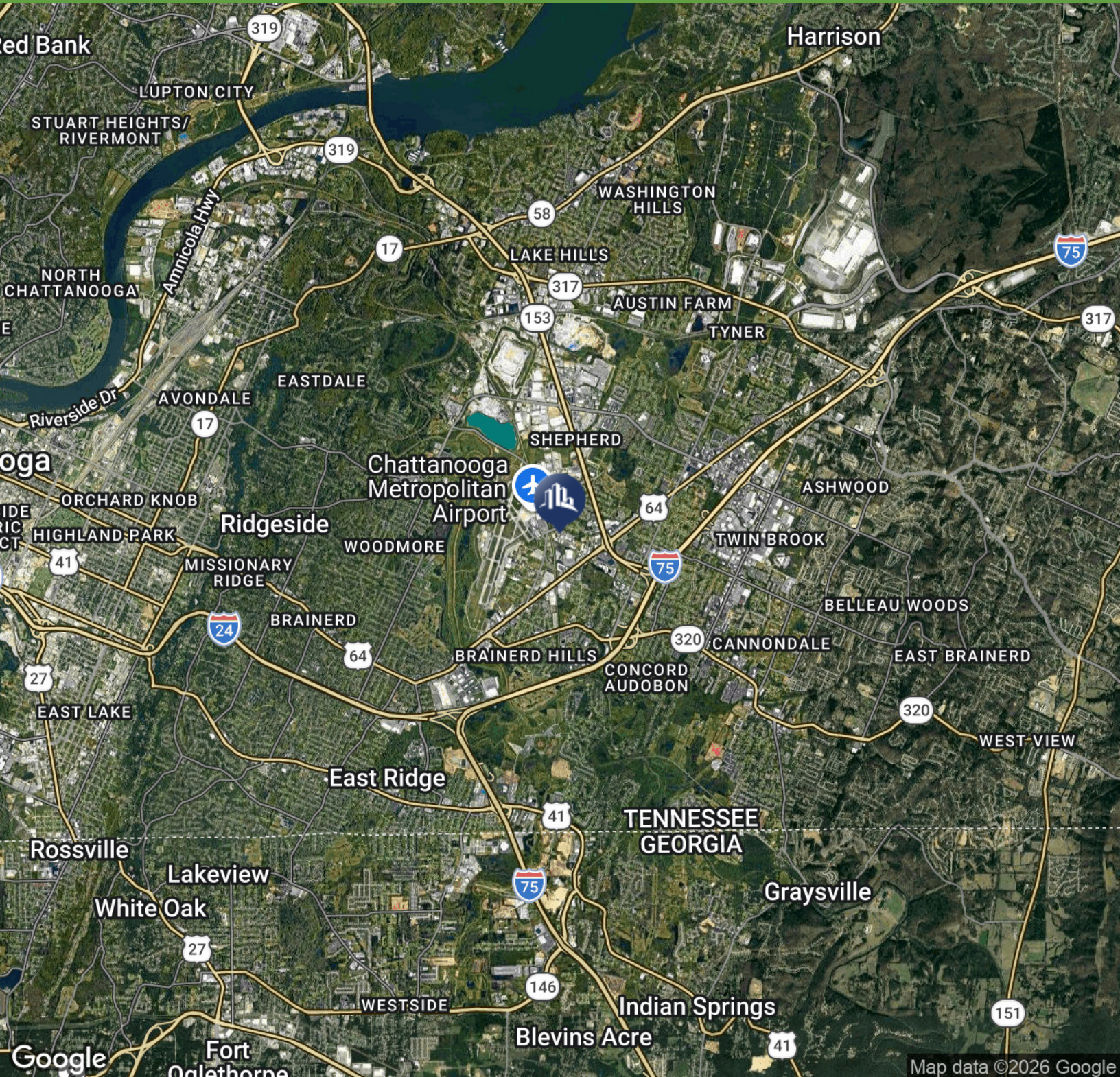
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**MATTHEW BONNETT**

Agent

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Direct: **423.605.5417**

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### PROFESSIONAL BACKGROUND

I'm an Industrial Warehouse specialist focused on Chattanooga, TN and the North Georgia submarkets north of Atlanta. I have over 50 completed transactions (leasing + sales) with national and local clients; recent notable: 165,000 SF warehouse sale in GA.

I work with shallow-bay multi-tenant and single-tenant properties from 5,000 SF to 300,000 SF, and my services include Buyer and Seller rep, Net Leased Investment Sales, and Tenant or Landlord representation. I actively source on/off-market to keep real options in front of you.

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#### RealSmart

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