

Industrial

1111 E. 39th Street
Chattanooga, TN 37407

All masonry 39,000± SF warehouse located just off 39th Street at Jerome Avenue. Well maintained, ready for occupancy **February 1, 2025**.



Lease Information

Available For Lease: 19,500± SF

- Dock Doors: 2
- Drive-in Door: 1
- Office: 4,000± SF (10 offices, 2 restrooms, break room)
- 480V 3 Phase Power
- LED lighting
- 20' ceiling height

Property Highlights

- 39,000± SF Masonry Building
- Docks: 5 (total)
- Drive-in Doors: 3 (total)
- Location: 1.5 miles to I24

*For detail specific to other leases in the subject and the income associated, contact the listing agent.

Offering Summary

LEASE SPACE: 19,500± SF

LEASE PRICE: \$7.50 PSF NNN

NNN EXPENSE: \$1.01± PSF

TAX ID: 167D F 013

ZONING: M1

SALE PRICE: \$3,250,000

2023 RET CITY & COUNTY: \$24,687.33

SQUARE FOOTAGE: 39,000± SF

ACRES: 2.47±

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**For more information,
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