

FOR LEASE | INDUSTRIAL

2601 EAST 34TH ST

CHATTANOOGA, TENNESSEE 37407

MERCHANT
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE SF: ±33,000

TOTAL WAREHOUSE SF: ±24,000

TOTAL OFFICE SF: ±9,000 (4,500 SF PER FLOOR)

RATIO: 70% WAREHOUSE/30% OFFICE

LOT SIZE: 1.5 AC+/-

ZONING: I-H (HEAVY INDUSTRIAL)

YEAR BUILT: 1965

LEASE RATE: \$8.50/SF/YR

OPEX (ESTIMATED): \$1.00/SF

TAXES: \$0.60, INSURANCE \$0.30, CAM \$0.10

CLEAR HEIGHT: 24 FT

COLUMN SPACING: 20FT X 50 FT

DOCK DOORS: 2 DOCK HIGH WITH PIT LEVELERS

DRIVE IN DOOR: 3 GRADE LEVEL - TWO 16X18, ONE 16X16

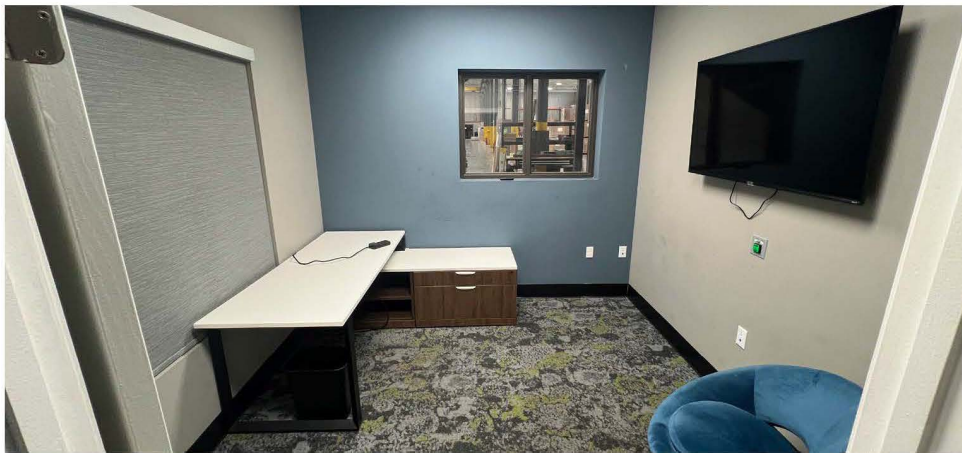
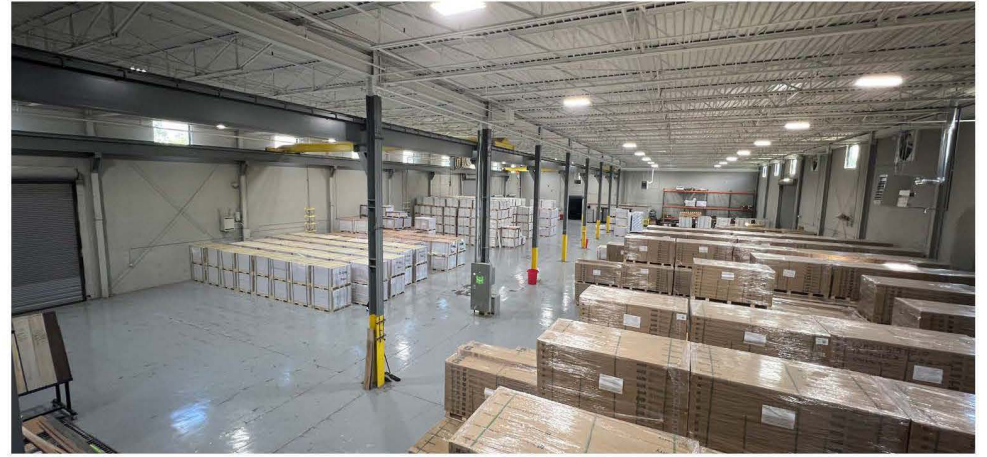
POWER: 3 PHASE 4 WIRE 600 AMP

OVERHEAD CRANE: TWO 2-TON



INTERIOR PHOTOS

2601 E 34th St
CHATTANOOGA, TN 37407



AERIAL OVERVIEW

2601 E 34th St
CHATTANOOGA, TN 37407



MERCHANT
REAL ESTATE GROUP

+1 423 654-7106

BARRETT KIBBLE
AFFILIATE BROKER
+1 423 715 9645
BARRETT@MERCHANTLH.COM

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