

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.25 SF/yr (NNN)
AVAILABLE SF:	9,423 SF
LOT SIZE:	0.82 Acres
BASE MONTHLY RENT	\$4,122.56

PROPERTY DESCRIPTION

1504 East 38th st is 1.2 miles from Interstate Highway 24 with easy truck access. Zoned M1 to accommodate manufacturing or most other commercial uses. One dock door and one drive in door for loading and unloading materials, a restroom, gas heaters, concrete walls, and .5 acres of fenced parking for trailers or storing materials outdoors.

Need more space?

*Additional 9,100 sf in the same building including another .4 acre fenced drop yard can also be leased for a combined area of 18,523 sf of warehouse and .9 acres of fenced parking and storage. This property is part of the Chattanooga Industrial Park and other suites are also available with offices.

PROPERTY HIGHLIGHTS

- M1 Zoning
- .5 Acre Drop Yard
- 14 Foot Tall Ceiling
- 1.2 Miles From HWY 24
- Full Sprinkler System.

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