

Cleveland

1305 Smith Drive SW
Cleveland, TN 37311

This functional, free standing flex space, is located on Smith Drive just off of S Lee Highway. Less than 5 miles from I75.



Property Highlights

- Square Footage of Warehouse: 3,600± SF
- Square Footage of Office: 2,400± SF
 - Restrooms (2)
 - Private Offices (3)
 - Conference Room (2)
 - Breakroom
- HVAC: 2018
- Large fenced and gated yard
- New roof: 2019 White TPO

Offering Summary

SALE PRICE:	\$650,000
2019 RET CITY & COUNTY	\$1,872.00
TAX ID:	057G E 001.00
SQUARE FEET:	6,000±
ACRES:	0.73±
ZONING:	CH
YEAR BUILT:	1967/1992

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

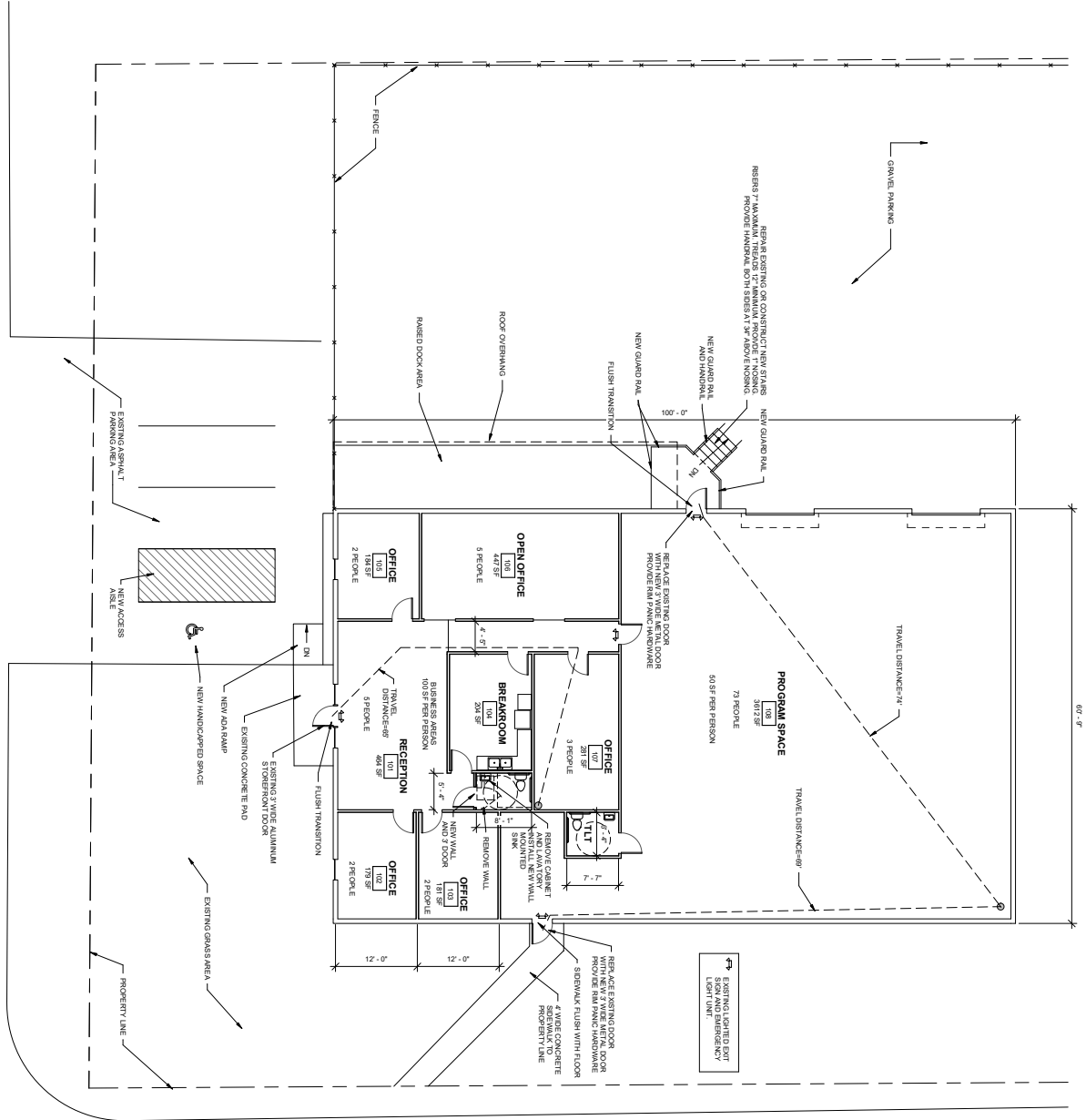
**For more information,
please contact:**



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*Not to Scale



1 1ST FLOOR PLAN
1/28/14/2

SMITH DRIVE SW

JACOBS AVENUE SW

CORE NARRATIVE
 THIS PROJECT CONSISTS OF THE CONVERSION OF AN EXISTING SINGLE STORY COMMERCIAL BUILDING INTO A FACILITY FOR THE MGA. APPROXIMATELY 60% OF THE BUILDING WILL BE USED AS PROGRAM SPACE. THE REMAINDER WILL BE OFFICE SPACE. THE EXISTING BUILDING IS PREPARED METAL BUILDING WITH METAL JOIST TRUSS. THE ROOF STRUCTURE WILL BE 18" ON 18" W/ 2" X 4" SPRINKLED. NO
 TABLE B101.1 CORRIDOR TO HAVE 1 HOUR FIRE RATING IF SEPARATION FROM
 TABLE B101.1 OCCUPANT LOAD 100 SF GROSS
 BUSINESS AREA PROGRAM AREA 50 SF GROSS
 TABLE B101.2 ANNUAL CORRIDOR WIDTH TO BE 44" MIN.
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