

Bonny Oaks Flex

6340 BONNY OAKS DR, CHATTANOOGA, TN 37416

FOR LEASE

Industrial Property



PROPERTY DESCRIPTION

This building offers great exposure for your business paired with a convenient location and easy access to I-75 only 2.5 miles away or HWY 153 within 1.6 miles. 3400 sf of office space or showroom area at the front of the building and 4 drive in doors spread out in the warehouse area in the back. On site parking and 14' clear height in the center with conditioned warehouse space.

PROPERTY HIGHLIGHTS

- 3,400 sf of Office / Showroom
- 18,000 traffic count exposure.
- Conditioned warehouse
- Column spacing 39' x 25'
- 4 drive in doors.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	14,440 SF
Lot Size:	57,093 SF
Building Size:	14,440 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	362	801	1,575
Total Population	857	1,894	3,695
Average HH Income	\$60,200	\$60,809	\$64,021



Matthew Bonnett

AGENT

423.605.5417

Mbonnett@SectorCommercial.com

TN #367774 | GA #430285

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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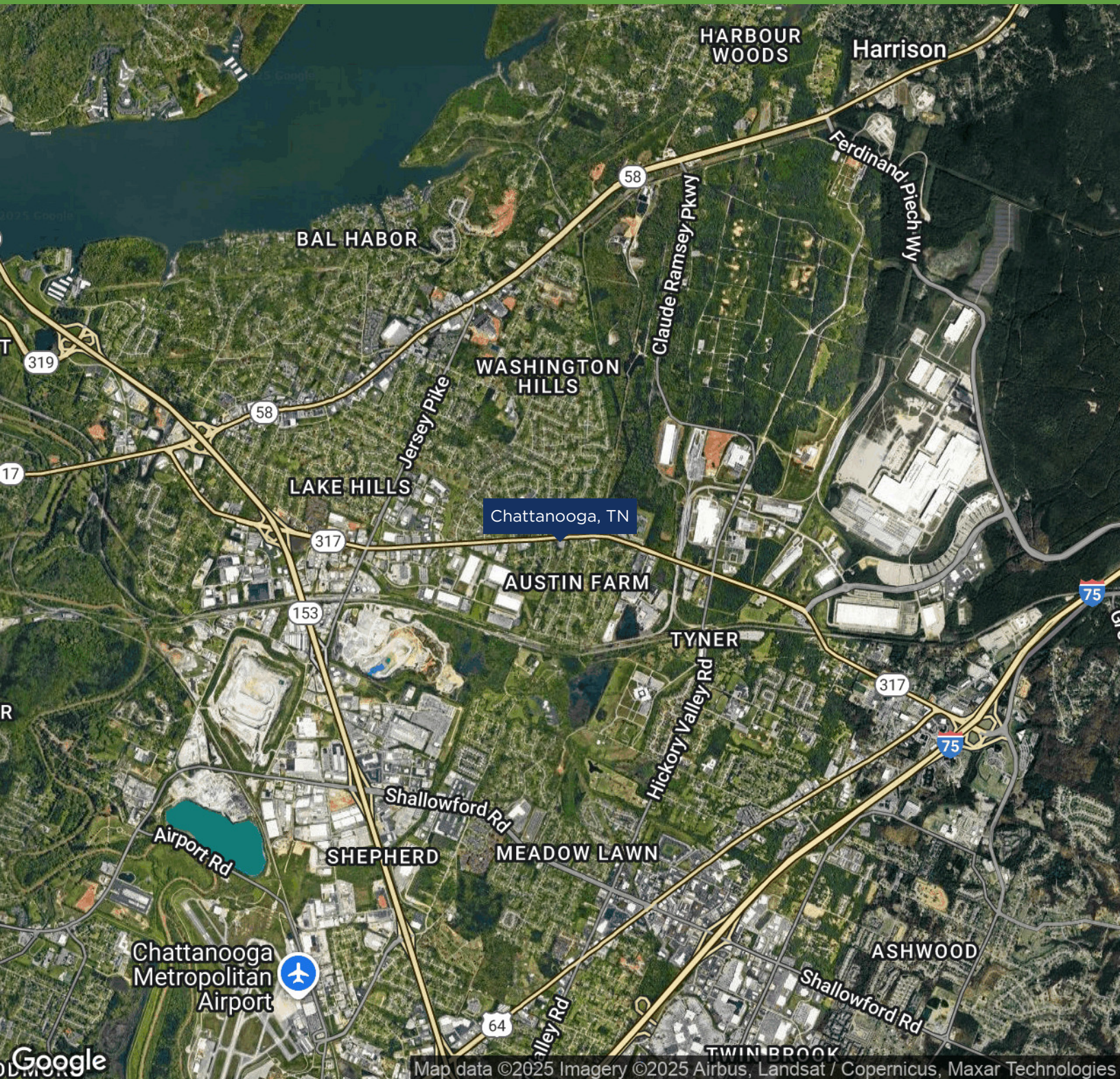
www.SperryCGA.com

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