

Bonny Oaks Flex **FOR LEASE**

6340 BONNY OAKS DR, CHATTANOOGA, TN 37416

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

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TN #367774 | GA #430285

Each office independently owned and operated.

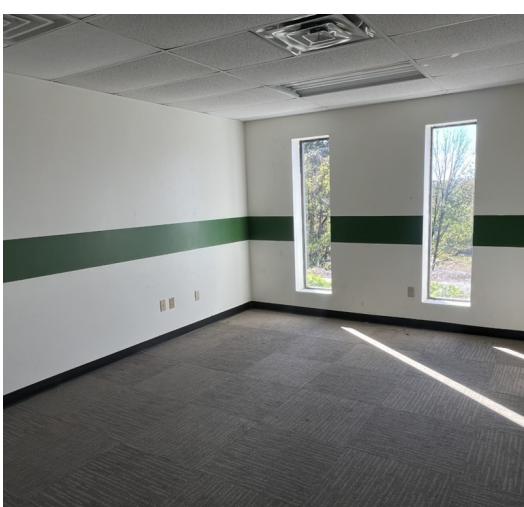
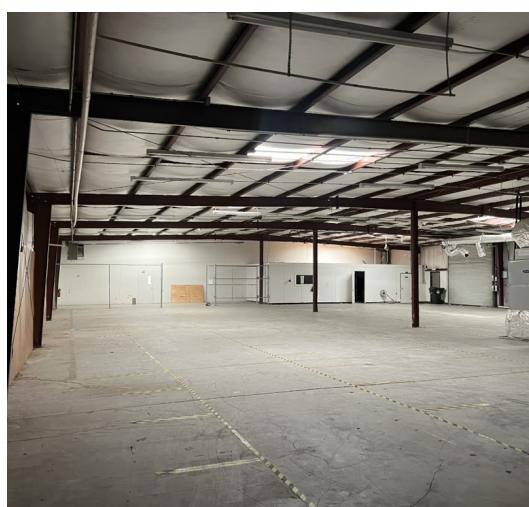
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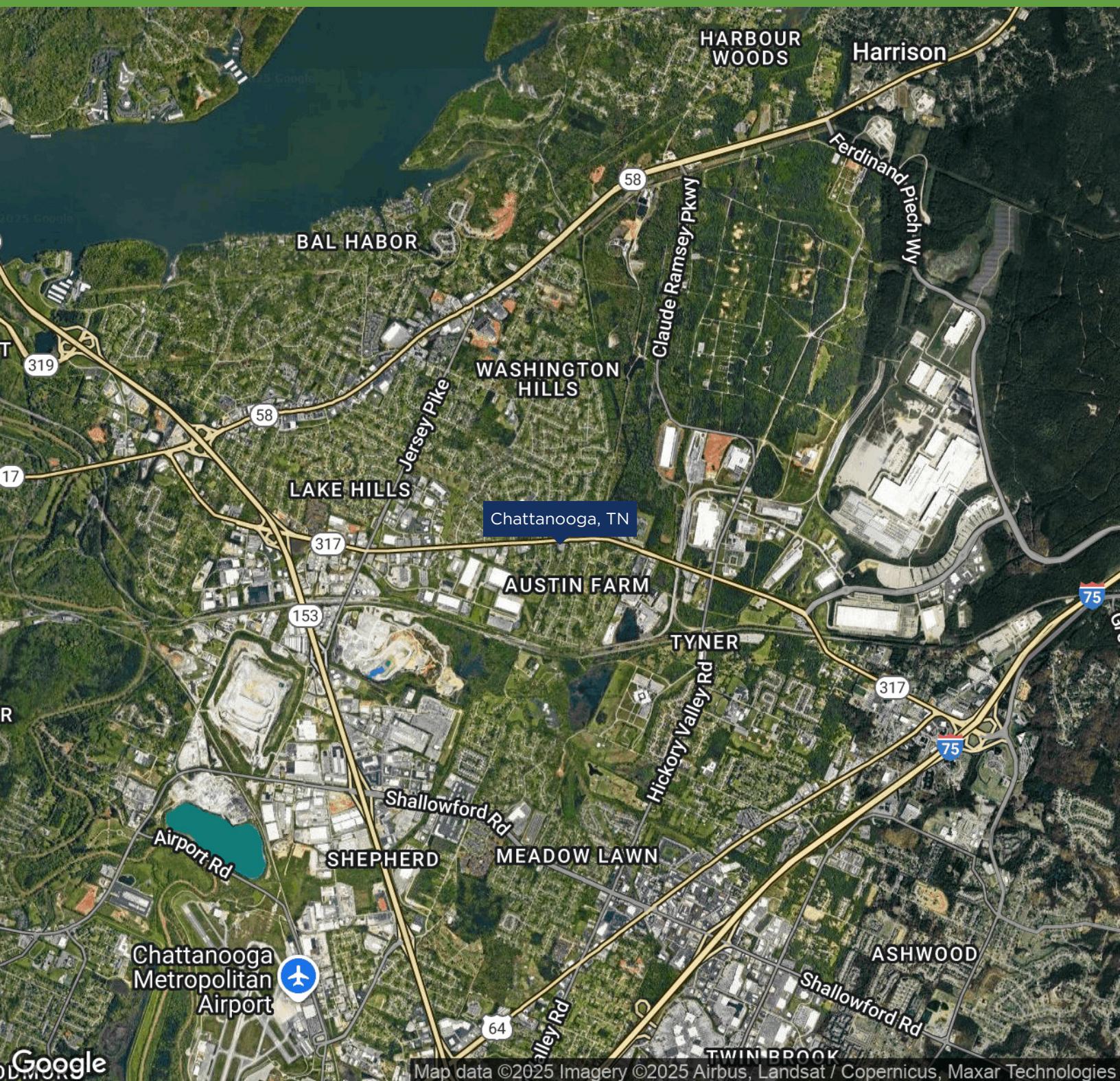
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