

## Flex Space

2407 Sidney Street  
Chattanooga, TN 37404

Rare Free Standing Flex Building on the south end of Downtown. Located just south of I24 off South Broad Street near Wheland Foundry/US Pipe. Showings by appointment only.



## Property Highlights

- Free-standing Building
- Small Office Space
- 2 Restrooms
- 4 Electric Drive-in Doors - 18' x 18'
- Skylights
- Clear Span Floor Space
- Exhaust Fans
- Ceiling Height 20' & 16'6"
- 3 Phase 400 AMP
- Small Outside Storage Area

## Leasing Summary

LEASE PRICE:	\$12.00 NNN
2023 RET CITY & COUNTY:	\$9,437
2023 INSURANCE:	\$2,600/yr
ESTIMATED OPEX:	\$1.50± PSF
TAX ID:	145N D 001.02
SQUARE FEET:	8,000±
ACRES:	0.62±
ZONING:	M1

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naicharter.com

For more information,  
please contact:

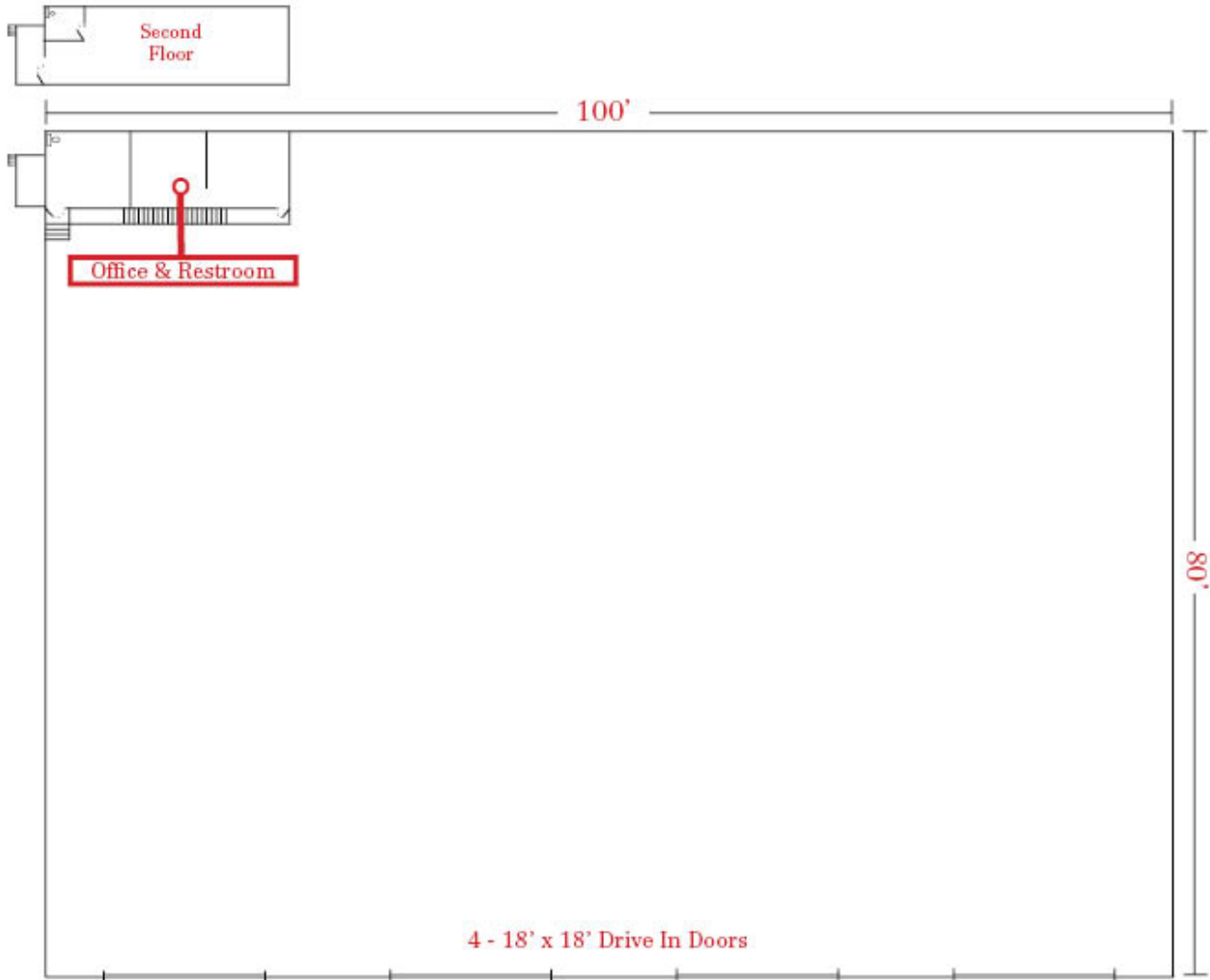


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\*Not to Scale











The revitalization of the entire South Broad District will be accomplished by redeveloping — and in some places restoring — 140 acres of the dilapidated Wheland Foundry and U.S. Pipe sites to create a vibrant live-work-play mixed use neighborhood. The ultimate private-sector investment in the project is expected to exceed \$1 billion, providing +\$2.3 billion in economic impact for residents of our region for decades to come.