

FOR LEASE | INDUSTRIAL

1903 W POLYMER DR

CHATTANOOGA, TENNESSEE 37421

MERCHANT
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS

AVAILABLE SF: ±15,000 (125 FT X 120FT)

PROPOSED OFFICE SF: 90/10 RATIO

TOTAL BUILDING SF: ±55,275

LOT SIZE: 2.4 AC± FULLY FENCED AND SECURE TRUCK COURT

ZONING: I-H (HEAVY INDUSTRIAL)

YEAR BUILT: 1973

LEASE RATE: \$12.00/SF/YR

OPEX (ESTIMATED): \$0.90/SF

TAXES: \$0.60, INSURANCE \$0.20, CAM \$0.10

CENTER HEIGHT: 23FT | EAVE HEIGHT: 18FT

COLUMN SPACING: 25FT X 40FT

DOCK DOORS: TWO (2) DOCK HIGH WITH LEVELERS

DRIVE IN DOOR: PROPOSED ONE (1) GRADE LEVEL

POWER: 240V ; 600 AMP

LIGHTING: LED WITH MOTION SENSORS

SPRINKLERS: WET SYSTEM



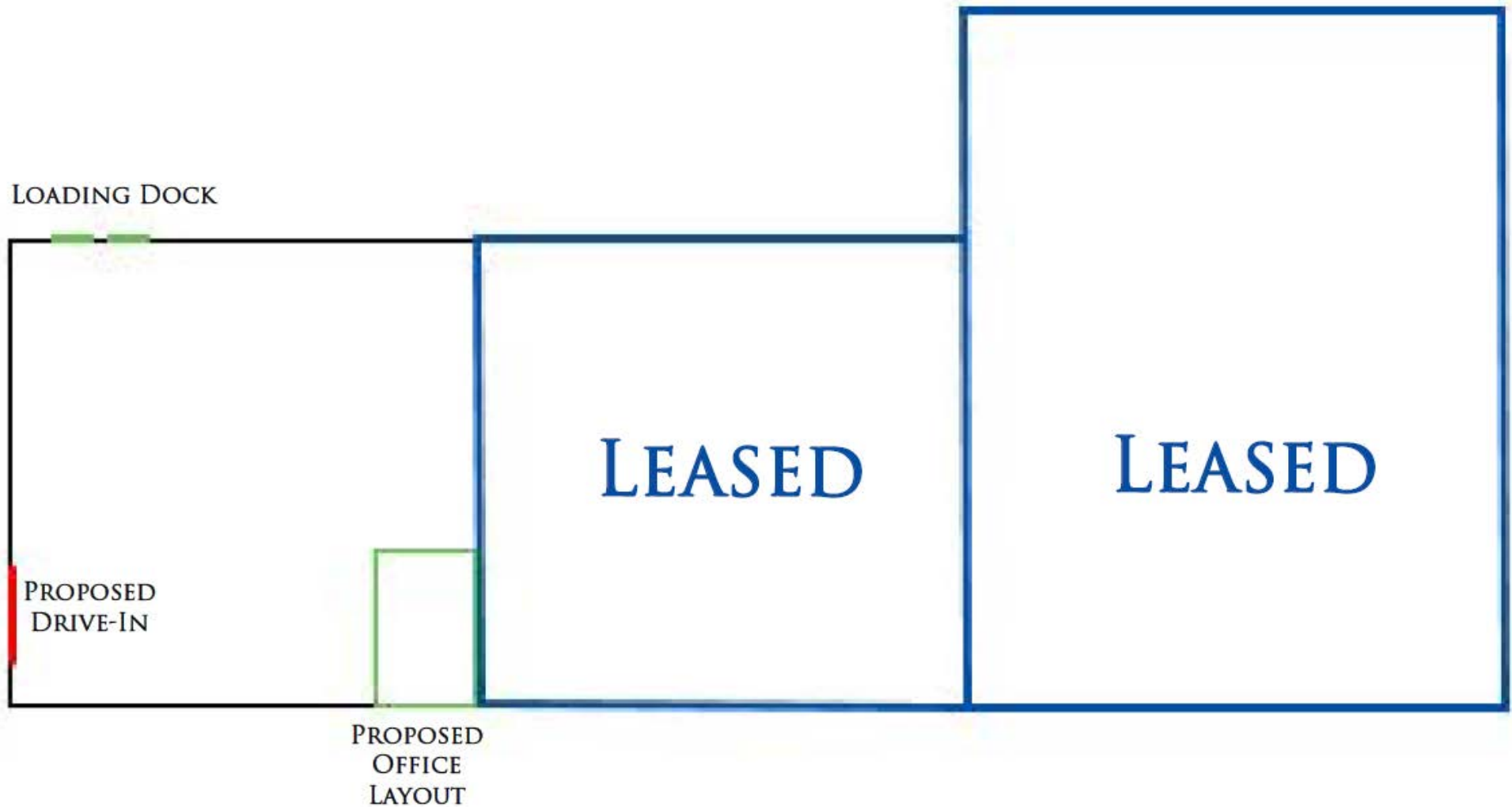
BUILDING PHOTOS

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AVAILABLE SPACE

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CHATTANOOGA, TENNESSEE 37421



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