

1394 Workman Road

Chattanooga, TN 37407

28,500 - 57,110 SF OF INDUSTRIAL/MANUFACTURING SPACE





Building Description

Welcome to 57,110 SF of Class A Fully Conditioned Industrial Flex Space, strategically located near downtown Chattanooga, TN. This prime facility offers a seamless blend of functionality and comfort, ideal for a variety of industrial needs. Spanning approximately 8,719 SF of office space and 48,391 SF of warehouse/manufacturing area, this versatile building provides ample room for your operations. It's proximity to I-24, just a short 4 minute drive from downtown Chattanooga, ensures convenient access to major transportation routes. Equipped with a robust infrastructure, the space features 600 AMP 480 Volt 3 Phase Electrical Service, along with an 800 AMP 208/120 Volt Electrical Service, catering to diverse power requirements. The warehouse/manufacturing area boasts impressive ceiling heights, ranging from approximately 17.5' at the eaves to 23' at the center of the building, allowing for efficient storage and maneuverability of equipment. With a large drive-in door complemented by a ramp and the potential for 2 truck high dock doors, logistical operations are streamlined for optimal efficiency. Experience the epitome of industrial excellence and convenience at this premier location in Chattanooga, TN.

±57K

Building Size (SF)

\$8.50

Lease Rate (\$/SF/YR NNN)

\$1.17

Estimated Annual OpEx (\$/SF/YR)

Building Features

- **Total SF:** 28,500 - 57,110 SF
- **Tax Parcel ID:** 168I-C-002
- **Total Office Area:** ±8,719 SF
- **Total Warehouse Area:** ±48,391
- **Ceiling Heights:** 17'9" Low Eave to 23' Center of Building
- **Drive In Door:** One with Ramp
- **Dock High Truck Doors:** Potential Location for 2
- **Column Spacing:** 25' x 50'
- **Electrical System:** 600 AMP - 480 Volt 3 Wire
800 AMP - 208/120 Volt 4 Wire
- **Sprinklered:** Yes
- **Heat:** Gas Heat
- **Conditioned Area:** Entire Bldg is Conditioned (Air & Heat)

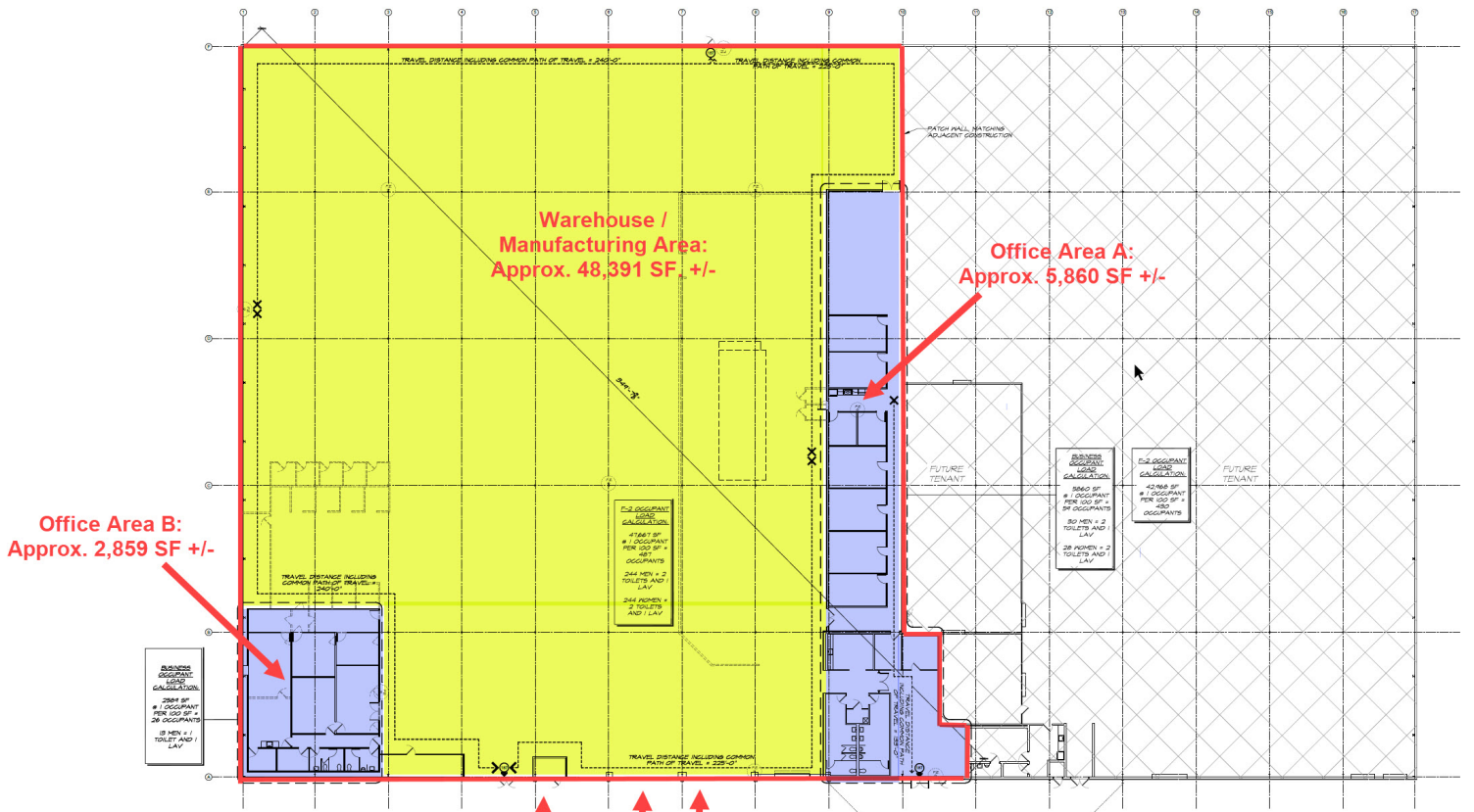
Breakdown of Estimated Annual Operating Expenses:

Estimated CAM: \$0.25/SF/YR

Estimated Real Estate Taxes: \$0.58/SF/YR

Estimated Building Insurance: \$0.34 SF/YR





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Chattanooga TN 37407**

**Existing
Drive In Door
with Ramp**

**Potential Location
for Two (2) Dock
High Doors**

Total Office Area: 8,719 SF +/-
Total Warehouse / Manufacturing Area: 48,391 SF. +/-
Total Square Footage: 57,110 SF +/-

All Information and Measurements are Deemed Reliable but are not Guaranteed and need to be verified by the User / Tenant.



Contact Us

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