

**4295 Cromwell Road, Chattanooga, TN 37421 - Building 100-200**

**OFFICE SUITES FOR LEASE :**

**SUITE 205 (LEASED)**

- 6,000 SQ. FT.
- 3,000 FT Office 3,000 FT Warehouse
- \$14.25/SF/YR—NNN LEASE
- \$3.25/SF/YR IN OPERATING EXPENSES

**SUITE 105**

- 1,500 SQ. FT.
- 500 FT Office 1,000 FT Warehouse
- \$14.37/SF/YR-NNN LEASE
- \$3.25/SF/YR IN OPERATING EXPENSES

⇒ BUILD TO SUIT AVAILABLE

⇒ EXCELLENT VISIBILITY

⇒ PRIME SIGNAGE

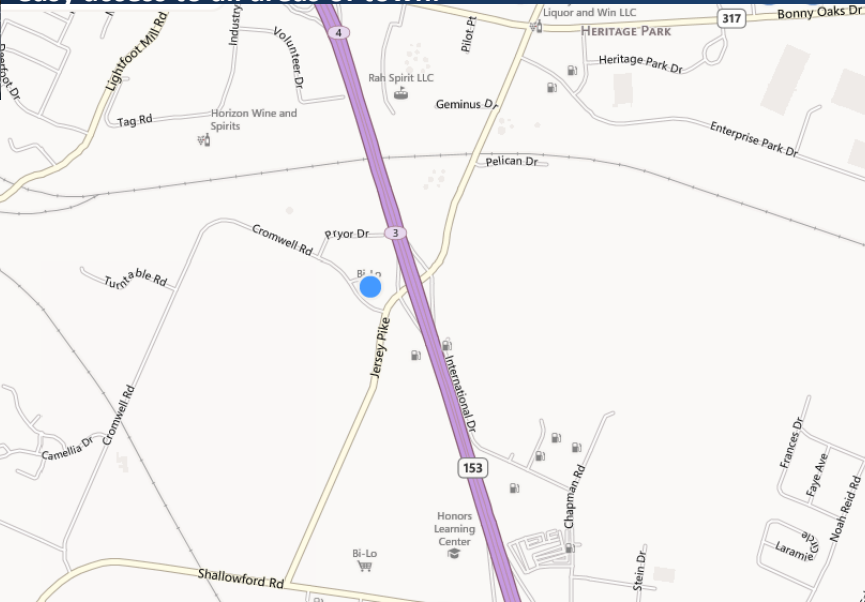
⇒ EASY INGRESS/EGRESS; INTERSTATE ACCESSIBILITY



**PROPERTY OVERVIEW**

Built in 1988, the property features a 26,000 sq. ft. building located in the 12.42 acre 153 Business Park between Jersey Pike and Bonny Oaks. Bldg. 100-200 features office suites and flex space consisting of office frontage and warehouses in the rear. Bldg. 100 includes prime signage and adequate parking to accommodate tenant needs. Design your own office space with build to suit available for long term leases.

The 153 Business Park offers excellent visibility with frontage facing HWY 153, where traffic counts average 62,000 cars per day. The building is one of the most visible among the other buildings located in the 153 Business Park @ Jersey Pike. Interstate access is almost immediate with 0.5 mile to HWY 153 via Jersey Pike. Central location that allows easy access to all areas of town.

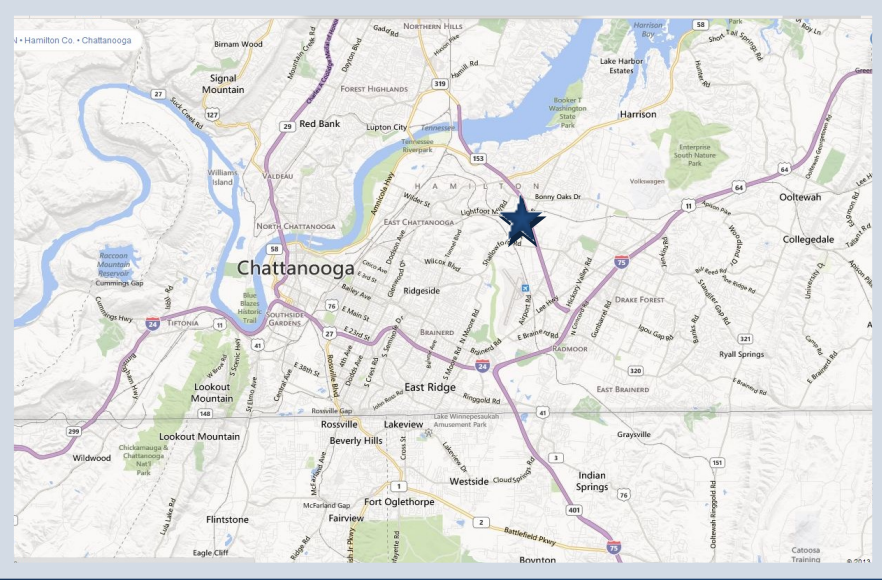


**FOR MORE INFORMATION, PLEASE CONTACT:**

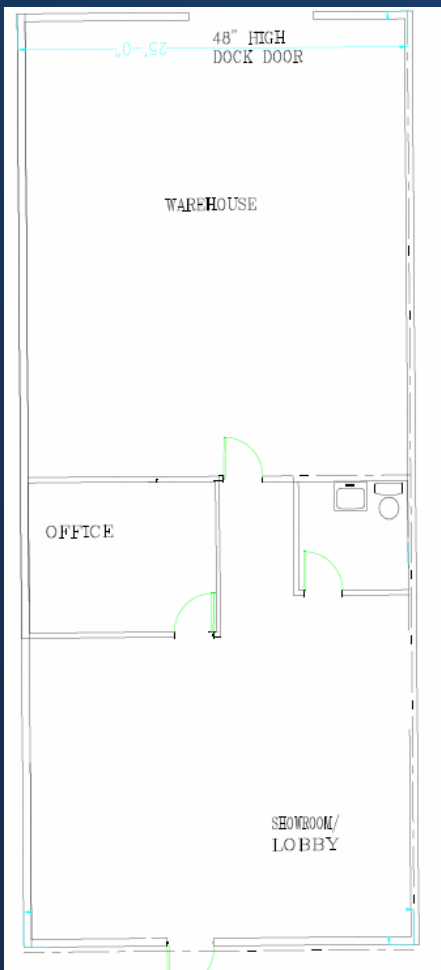
**PRYOR BACON**

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PBACON@PRYORBACON.COM**

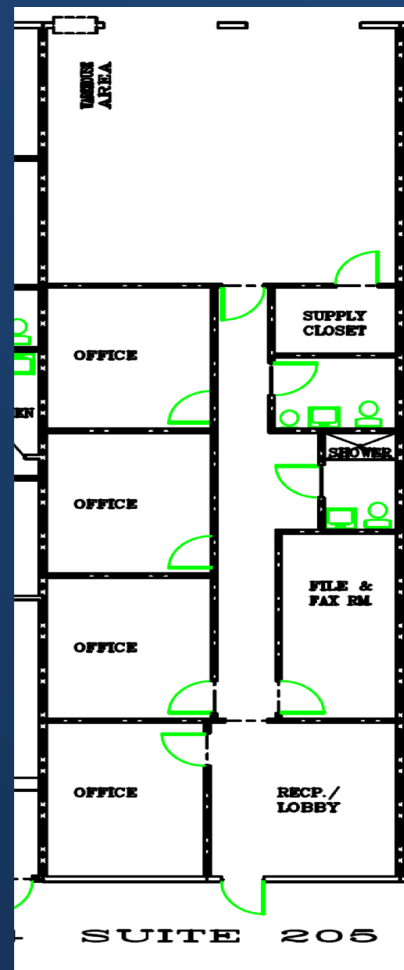
**MOBILE: 423.413.5555  
WWW.PRYORBACON.COM**



- ⇒ GEOGRAPHIC CENTER OF CHATTANOOGA—ALL AREAS OF TOWN ARE ACCESSIBLE
- ⇒ 0.5 MILE ACCESS TO HWY 153 VIA JERSEY PIKE
- ⇒ CHATTANOOGA IS A TRANSPORTATION HUB—MAKING IT AN IDEAL LOCATION FOR DISTRIBUTION BUSINESSES; LOCATED AT CROSSROADS OF SEVERAL MAJOR U.S. HWYS — INTERSTATES 75, 24 AND 59
- ⇒ 15 MINUTES TO DOWNTOWN CHATTANOOGA
- ⇒ LESS THAN 5 MILES TO ENTERPRISE SOUTH (LOCATION OF VOLKSWAGEN AND AMAZON FACILITIES)



Suite 105



SUITE 205