

## Industrial | IOS

214 Industrial Park Drive  
Soddy Daisy, TN 37379

Prime low-coverage, asset offering flexibility for a wide range of users positioned in the heart of the Soddy Daisy Industrial Park, a well-established industrial and distribution hub within the Chattanooga MSA. The property offers easy access to Hwy 27, downtown Chattanooga, and I-24/I-75 interstate corridors.



### Property Highlights

A 27,257± sq ft industrial/flex warehouse & office facility on 4.52± acres, offering exceptional flexibility for warehousing, manufacturing, fenced IOS, distribution, and service oriented operations.

- Flexible Warehouse & Office Layout
- 3,700± SF Office
  - (5) Individual Offices
  - Breakroom
  - Conference Room
- 23,557± SF Warehouse
  - Heavy Power - 3phase/1,200amps
  - (2) Docks (7'x7')
  - (5) Drive-In Doors (14'x14')
  - (3) Drive-In Doors (7'x7')
  - 22' Ceiling Height (16' Eave)
  - Sprinklered
  - Heated
  - Paint Booth
- 2.25± Acres Fenced & Gated Storage Yard
- Ample Employee Parking
- Mezzanine Storage Area

### Listing Summary

LEASE RATE:	\$12.00 PSF
LEASE TYPE:	NNN
BUILDING SIZE:	27,257± SF
OFFICE:	3,700 SF
WAREHOUSE:	23,557 SF
ZONED:	M-1
ACREAGE:	4.52±
YEAR BUILT:	1993
PARCEL ID:	073 111.15
PROPERTY TAXES	\$17,159.29

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naicharter.com

For more information,  
please contact:

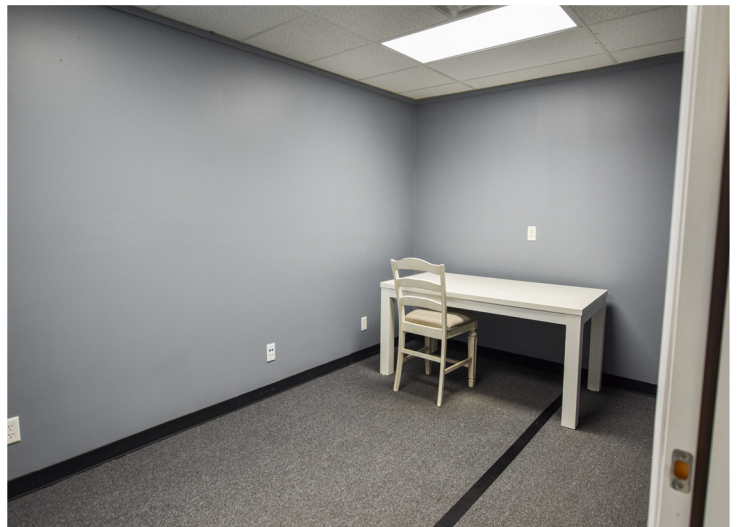
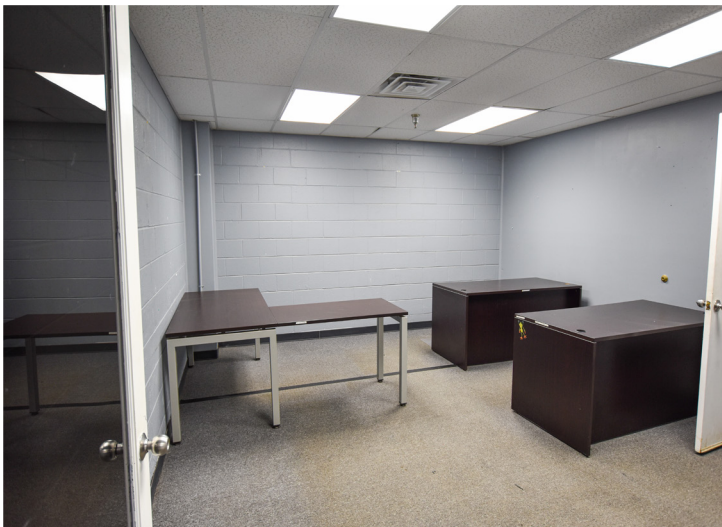


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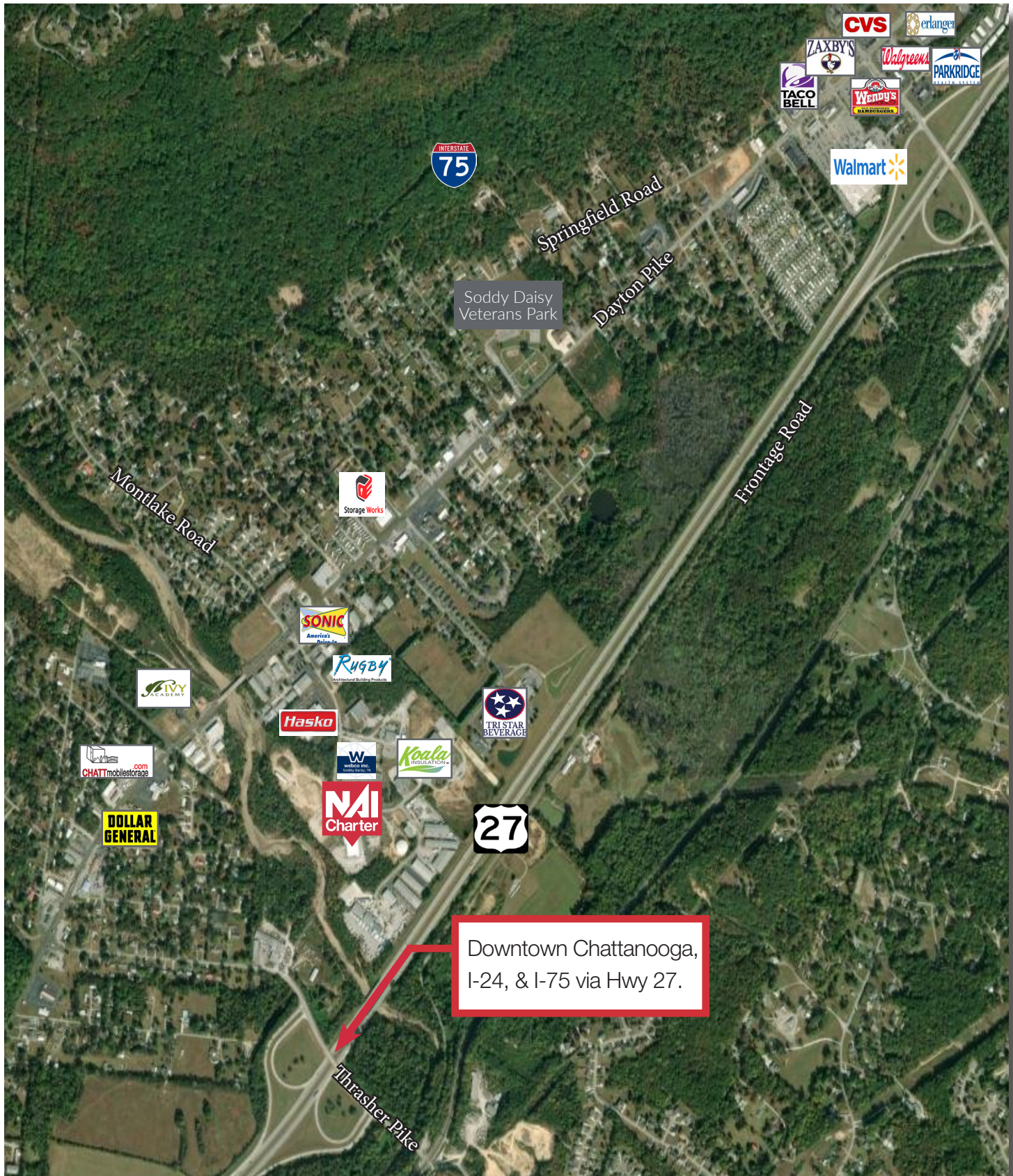
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Downtown Chattanooga,  
I-24, & I-75 via Hwy 27.