



# Limited-Time Leasing Special

Chattanooga Industrial Park #3  
3715 Calhoun Ave | Chattanooga, TN 37407

## The Offer: 2 Months Base Rent FREE

Sign a qualifying lease within the next **30 days** and receive your first two months of base rent at zero cost. This is an ideal window to offset your relocation or build-out expenses.



**Lease Rate:** \$6.95/SF/YR (NNN)  
**Available Space:** 11,219 SF

## Listing Highlights

- Large graveled parking lot (shared for the whole complex)
- Heavy Power
- 12-foot clear ceiling heights
- 1 dock door
- 1 drive-in door
- 5 offices
- Reception area
- 2 bathrooms

## Call to Action



**Baker Townsend**  
**Office:** (423) 682-8241  
**Cell:** (423) 598-6968  
baker.townsend@svn.com

## Lease Structural Details

We are looking for long-term partners to join this thriving commercial hub. While we are prioritizing **five-year** terms to provide maximum stability for your business, we are open to discussing terms starting at a three-year minimum.

## Qualifications

To maintain the professional standard of the property, all applicants must provide:

- **Comprehensive Financial Statements** (Past 2 years preferred)
- Proof of **Credit Worthiness** or verifiable liquidity.