



CHATTANOOGA INDUSTRIAL PARK # 3 | FOR LEASE

3715 Calhoun Ave, | Chattanooga, TN 37407

Available: 11,219 SF



SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

Cell: (423) 598-6968

baker.townsend@svn.com



PROPERTY OVERVIEW

Availability

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

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

Why This Property?

M1 zoned **11,219** sf of Manufacturing Warehouse with one dock door, one drive in door, new LED lights, restrooms, heat, conditioned offices, heavy power, 12 foot ceilings, 1.2 miles from **HWY 24**, and employee parking. Make this central location the next home for your business!



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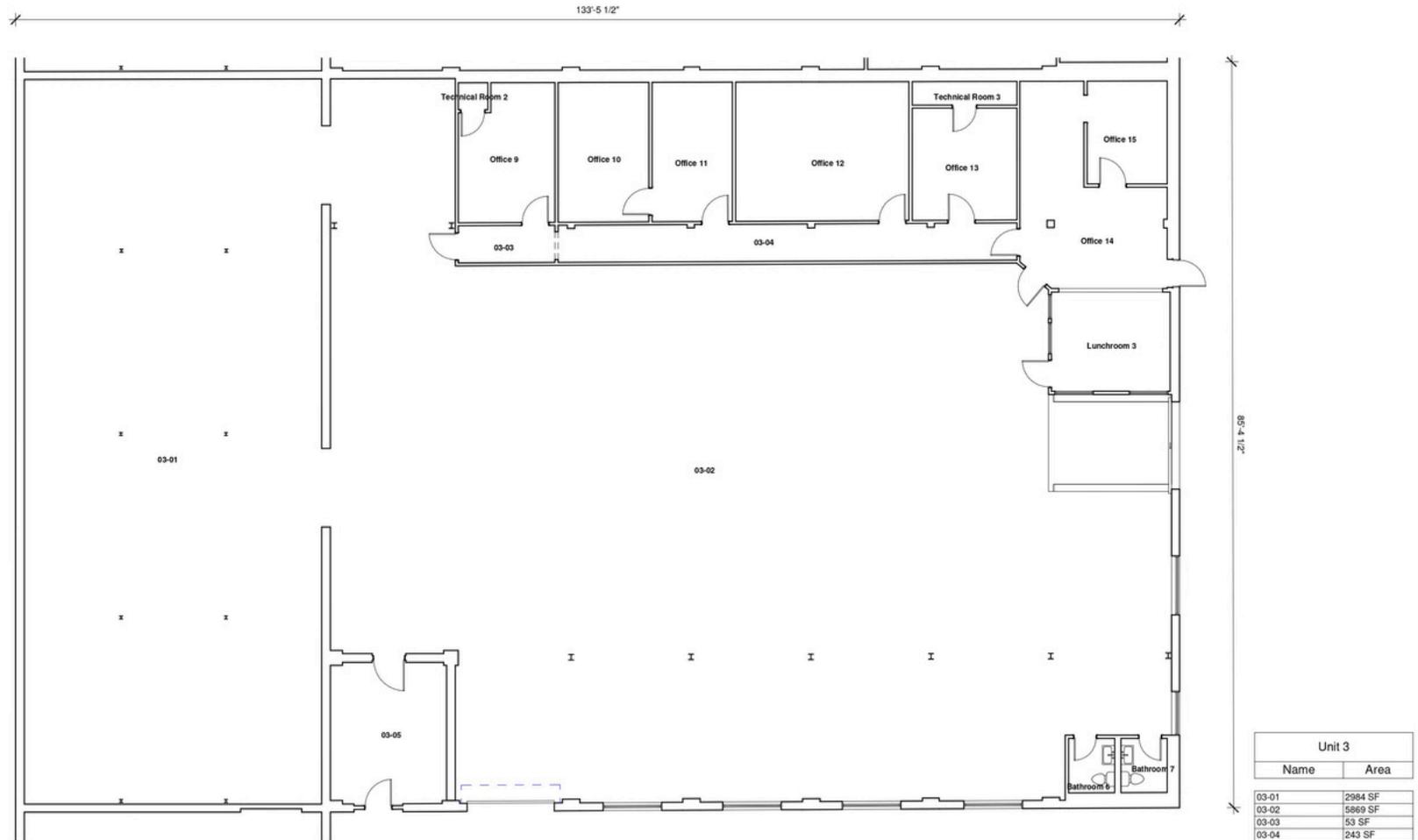
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FLOOR PLAN



1 Floor Plan - Unit 3
1/8" = 1'-0"

Unit 3	
Name	Area
03-01	2984 SF
03-02	5669 SF
03-03	53 SF
03-04	243 SF
03-05	252 SF
Bathroom 6	48 SF
Bathroom 7	58 SF
Lunchroom 3	175 SF
Office 9	178 SF
Office 10	182 SF
Office 11	161 SF
Office 12	349 SF
Office 13	163 SF
Office 14	314 SF
Office 15	141 SF
Technical Room 2	15 SF
Technical Room 3	44 SF
11219 SF	



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PROPERTY PHOTOS

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INTERIOR PHOTOS

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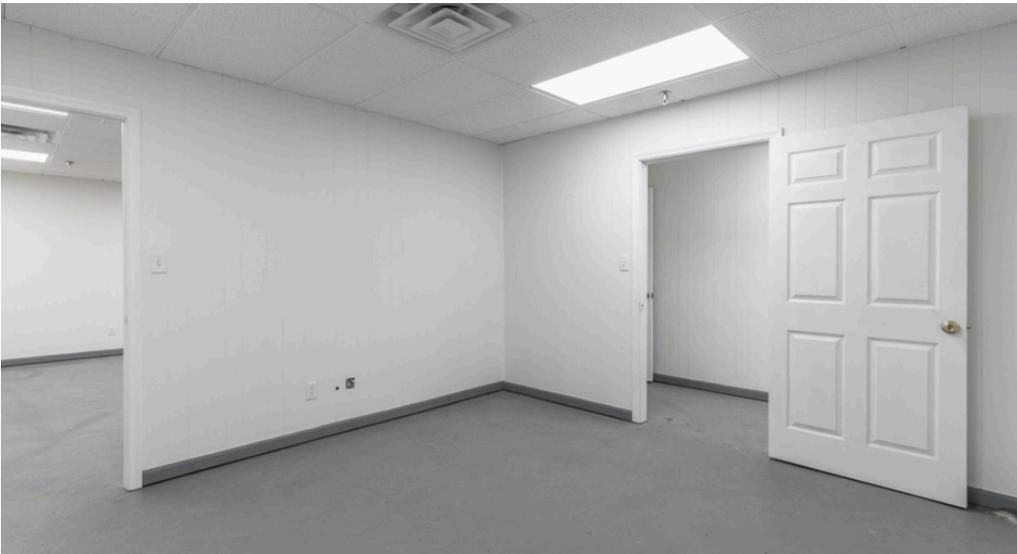
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AERIAL

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BROKER

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over **\$33 million in transaction volume** and earning recognition as a **CoStar Power Broker**.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



Baker Townsend
Senior Advisor



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