



CHATTANOOGA INDUSTRIAL PARK | FOR LEASE

3707 Calhoun Ave | Chattanooga, TN 37407



SVN | Second Story Real Estate Management

Baker Townsend

Office: (423) 682-8241

Cell: (423) 598-6968

baker.townsend@svn.com



PROPERTY OVERVIEW

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Availability

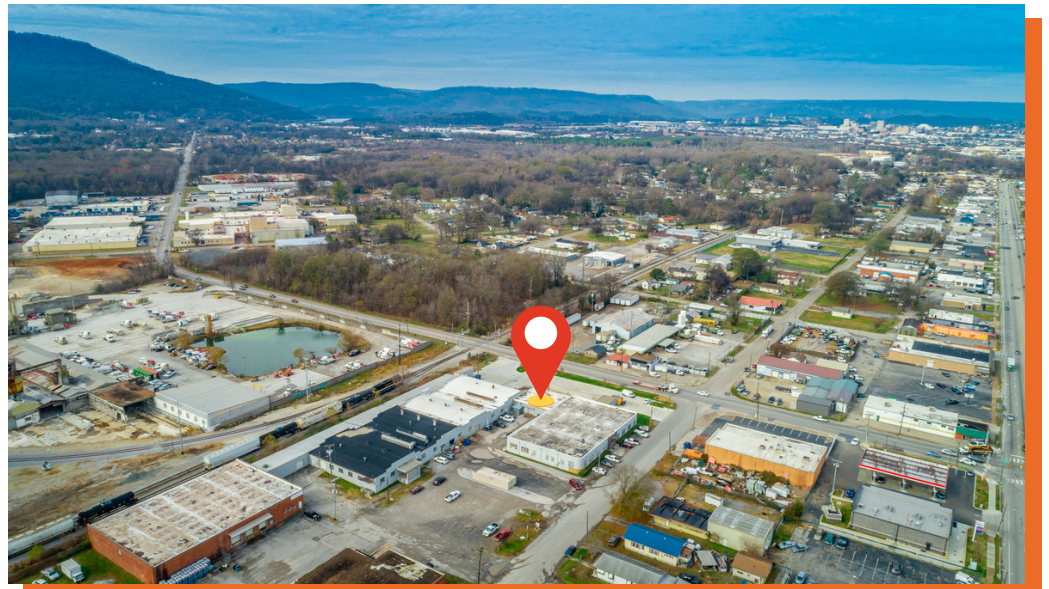
Asking Lease Rate:	\$8/SF/YR NNN
Available SF:	2,898 SF
CAM:	\$1.41
Term:	Negotiable

Highlights

- 1 drive-in door: 8' tall
- Ceiling height: 12' clear
- Heavy Power: 3 phase: 240 (600 amps)
- Heated warehouse
- 3 private offices
- 2 bathrooms
- Minutes from I-24

Why This Property?

M1 zoned 2,898 SF of Manufacturing Warehouse with one drive-in door, heated warehouse, 3 private offices, 2 bathrooms, and minutes from I-24. Make this central location the next home for your business! The docks on the back side of the building are not for this suite, but they can utilize the parking on both sides of the building.



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PROPERTY PHOTOS

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INTERIOR PHOTOS

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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
Associate Advisor



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