

6120 Airways Blvd

6120 AIRWAYS BLVD, CHATTANOOGA, TN 37421

FOR SALE
\$1,650,000
Industrial Property

PROPERTY FEATURES

- .6 miles to HWY 153
- Heavy Industrial Zoning with .93 acres
- New TPO Roof
- 8 Drive in doors.
- 600 amps of power with 3 phase.



Matthew Bonnett
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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCGA.com

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FOR LEASE

Industrial Property



PROPERTY DESCRIPTION

A new opportunity to own on Airways Blvd! This sought after industrial area offers the perfect centralized location only half a mile from HWY 153! 6120 Airways Blvd in Chattanooga is turn key ready for your business and checks a lot of buy boxes including: Fresh TPO roof in 2023 with a documented 20 year warranty, 14,340 sf, Heavy Industrial Zoning with a .93 acre lot, Fenced drop yard, Fenced Parking, 600 amps of power including 240 3 phase, roughly 2,800 sf of Office with new flooring being installed, 5 offices, bullpen area, conference room, break room, and two restrooms.

Call for your personal showing!

PROPERTY HIGHLIGHTS

- .6 miles to HWY 153
- Heavy Industrial Zoning with .93 acres
- New TPO Roof
- 8 Drive in doors.
- 600 amps of power with 3 phase.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$11 SF/yr (NNN)
Available SF:	14,340 SF
Lot Size:	0.93 Acres
Building Size:	14,340 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	368	1,928
Total Population	290	954	4,419
Average HH Income	\$46,482	\$49,667	\$54,634



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