

FOR LEASE | INDUSTRIAL

1903 W POLYMER DR

MERCHANT
REAL ESTATE GROUP

CHATTANOOGA, TENNESSEE 37421

PROPERTY HIGHLIGHTS

AVAILABLE SF: ±25,515

WAREHOUSE SF: ±24,885

OFFICE SF: ±630 (315 SF OFFICE MEZZANINE)

TOTAL BUILDING SF: ±55,275

LOT SIZE: 2.4 AC± FULLY FENCED AND SECURE TRUCK COURT

ZONING: I-H (HEAVY INDUSTRIAL)

YEAR BUILT: 1973

LEASE RATE: \$8.50/SF/YR

OPEX (ESTIMATED): \$0.90/SF

TAXES: \$0.60, INSURANCE \$0.20, CAM \$0.10

CENTER HEIGHT: 24 FT | EAVE HEIGHT: 20 FT

COLUMN SPACING: 25FT X 60 FT

DOCK DOORS: ONE (1) DOCK HIGH WITH LEVELER

DRIVE IN DOOR: ONE (1) GRADE LEVEL - 16X16

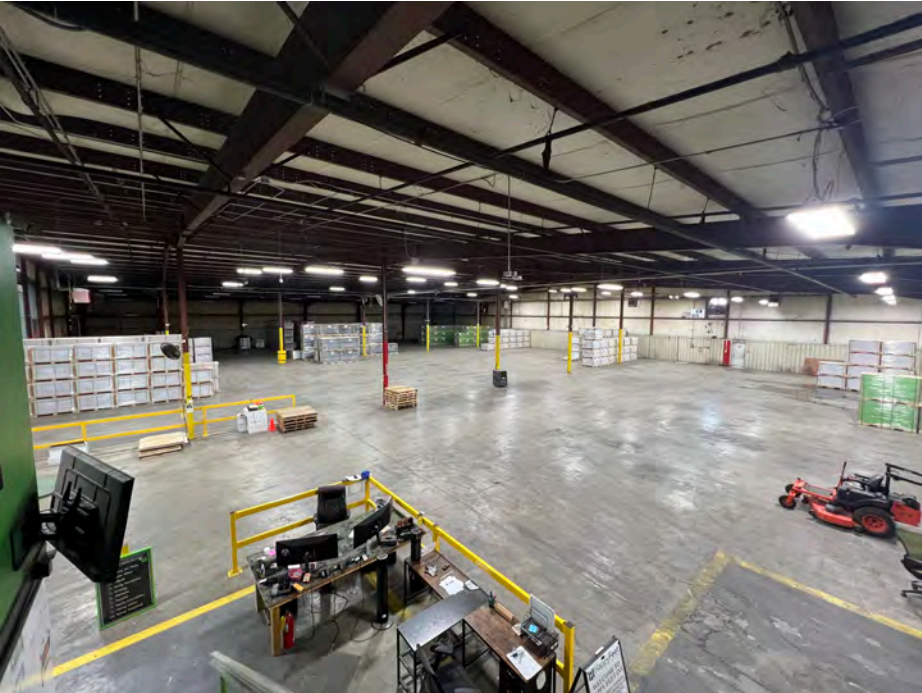
POWER: HEAVY POWER AVAILABLE

LIGHTING: LED WITH MOTION SENSORS



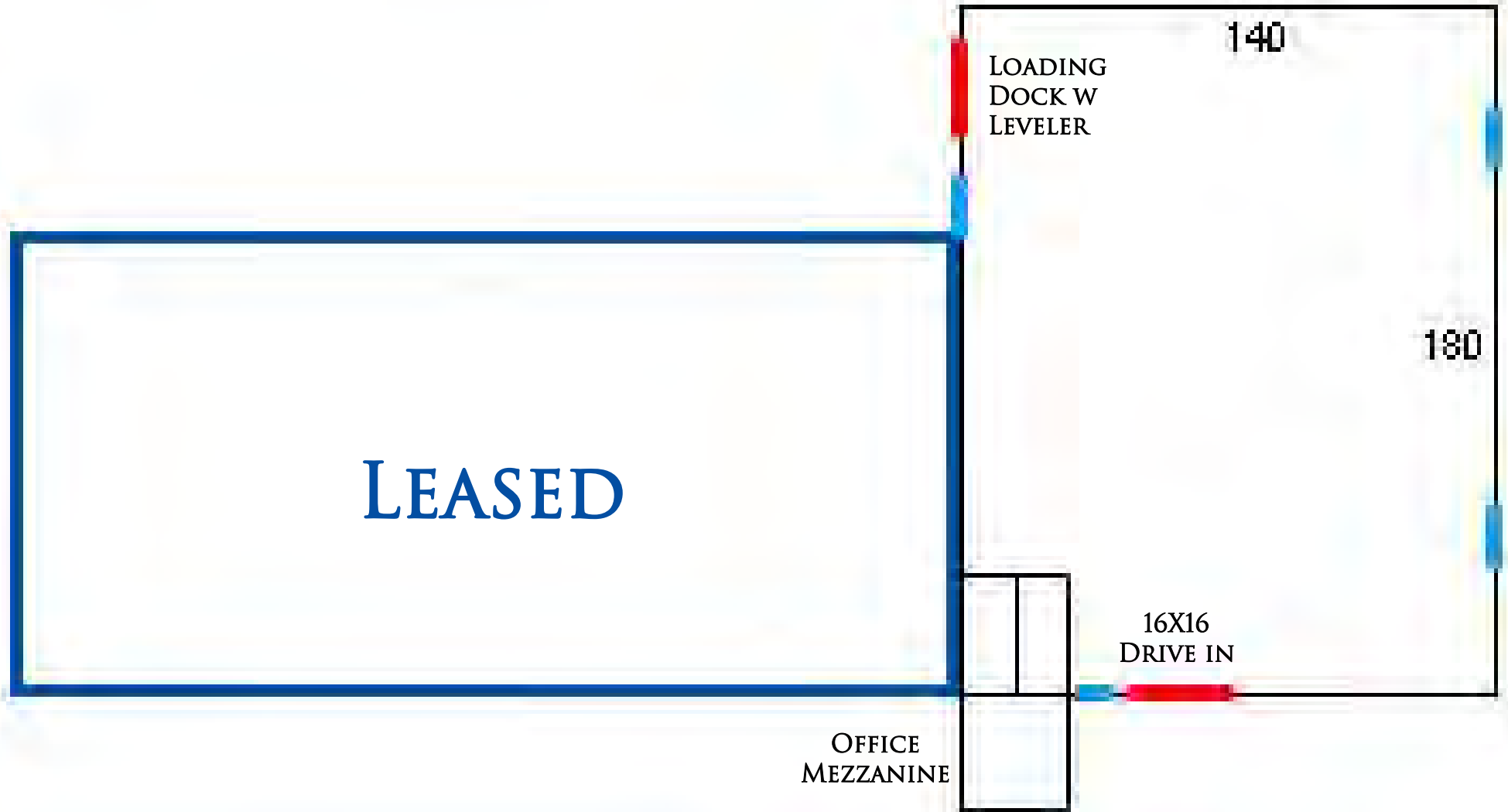
INTERIOR PHOTOS

1903 W POLYMER DR
CHATTANOOGA, TENNESSEE 37421



FLOOR PLAN

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