

FOR LEASE

# 0.50± ACRE COMMERCIAL PROPERTY

OFFICE + WAREHOUSE | CONTRACTOR YARD

3964 Churchill Rd, Chattanooga, TN 37421



## EXECUTIVE SUMMARY

Georgia Source is pleased to present 3964 Churchill Road, Chattanooga, Tennessee. This versatile commercial property offers approximately one-half acre with a combination office and warehouse layout, ample parking, outdoor storage potential, and convenient access to major Chattanooga transportation corridors.

Improvements include office space, warehouse/shop area with oversized roll-up door, paved parking, fenced rear yard, and additional storage opportunities. The property is well suited for contractors, service companies, fleet operations, landscaping businesses, electrical/plumbing contractors, HVAC companies, equipment storage, light industrial users, or owner-occupants.

## PROPERTY HIGHLIGHTS

- ✓ 0.50± Acre Site
- ✓ Office Building
- ✓ Warehouse with Roll-Up Door
- ✓ Large Paved Parking Area
- ✓ Fenced Rear Yard
- ✓ Outdoor Storage Potential
- ✓ Excellent Contractor Yard
- ✓ Minutes from Downtown Chattanooga
- ✓ Easy Access to I-24 & US-27
- ✓ Owner/User Opportunity
- ✓ Investment Potential

## IDEAL USES

- Contractor
- Electrical
- HVAC
- Plumbing
- Landscaping
- Fleet Storage
- Small Distribution
- Equipment Rental
- Automotive Service
- Light Manufacturing

## LOCATION OVERVIEW

Ideally located on Churchill Road with quick access to major Chattanooga corridors including I-24, US-27, and Brainerd Road. Just minutes from Downtown Chattanooga, Hamilton Place, and the Chattanooga Metropolitan Airport.

CONTACT

**Cole Vann**  
423-637-2953



## PROPERTY DETAILS

|               |                                          |
|---------------|------------------------------------------|
| Address       | 3964 Churchill Rd, Chattanooga, TN 37421 |
| Parcel ID     | 128K G 029.02                            |
| County        | Hamilton County                          |
| Site Size     | 0.50± Acres (21,874 SF)                  |
| Zoning        | Verify with Hamilton County              |
| Building Type | Office / Warehouse                       |
| Parking       | Paved Parking Area                       |
| Utilities     | Electric, Water, Sewer                   |
| Access        | Churchill Rd                             |
| Year Built    | Verify                                   |
| Flood Zone    | Verify                                   |

## EXTERIOR PHOTOS

