

Flex | Industrial

1500 E 42nd Street
Chattanooga, TN 37407

Fully renovated, freestanding industrial building located just south of downtown Chattanooga in the Rossville Industrial Area. Available for lease, this property is ideal for a variety of industrial and flex users seeking a well-maintained, move-in-ready facility with fenced storage yard and excellent access to downtown and major highways.



Property Highlights

The 10,100± SF facility includes 2,000± SF of renovated office space and 8,100± SF of warehouse/flex space. The property features an ample lay down yard with a concrete apron, surface parking, and a fully fenced perimeter. The FFE is above the 100-year flood.

- Completely Remodeled in 2023
- 8,100± SF Warehouse
 - (2) Drive-In Doors (10'x10' & 14'x10)
 - 14' Ceiling Height (10' Eave)
 - 3phase/400amp
- Fully Fenced IOS
 - Concrete & Gravel
- 2,000± SF Office
 - (8) Private Offices
 - Conference & Breakroom w/ Kitchenette

Listing Summary

LEASE RATE:	\$9.75 PSF
LEASE TYPE:	NNN
OPERATING EXPENSES:	\$1.95 PSF
SQUARE FEET:	10,100±
ZONED:	I-H (Heavy Industrial)
ACREAGE:	0.64
YEAR BUILT:	1975
RENOVATED:	2023
PARCEL ID:	168H K 001

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

For more information, contact:



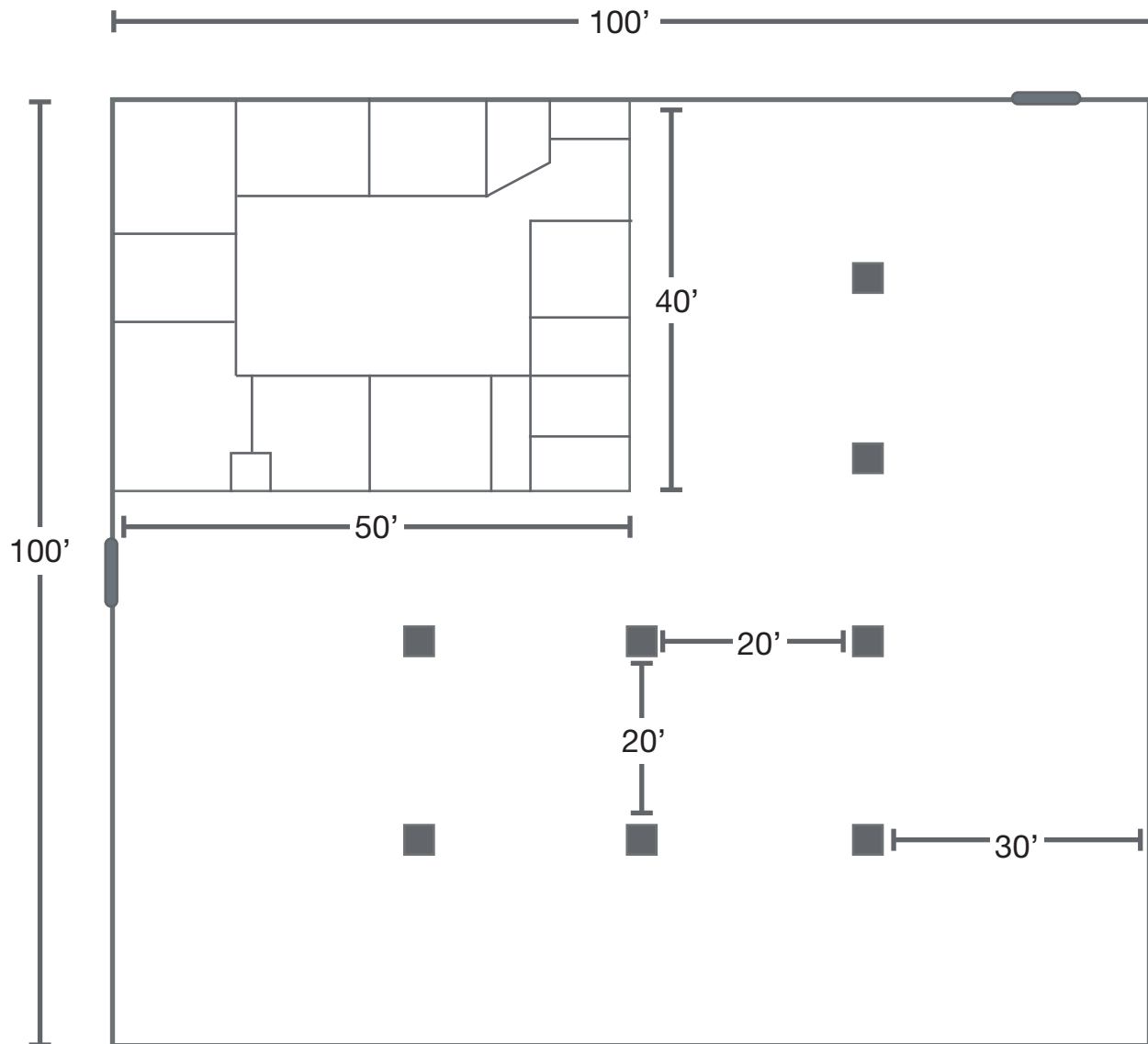
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FLOOR-PLAN

FOR LEASE
10,100± SF INDUSTRIAL

* Not to Scale



LOCATION MAP

FOR LEASE
10,100± SF INDUSTRIAL



PROPERTY PHOTOS

FOR LEASE
10,100± SF INDUSTRIAL



PROPERTY PHOTOS

FOR LEASE
10,100± SF INDUSTRIAL

