

3501 ST ELMO AVE  
CHATTANOOGA, TN 37409

Available for Sale or Lease  
Rich Brown  
rich@davidreidproperties.com  
(830)260-5054



SINGLE TENANT INDUSTRIAL |  
Divisibility Considered  
Renovated Industrial  
30,000 SF on 1.95 Acres

# TABLE OF CONTENTS

03

Investment Highlights

04

Property Summary

05

Building Design and Construction

06

Site Plan and Photos

12

Opportunity Zone

13

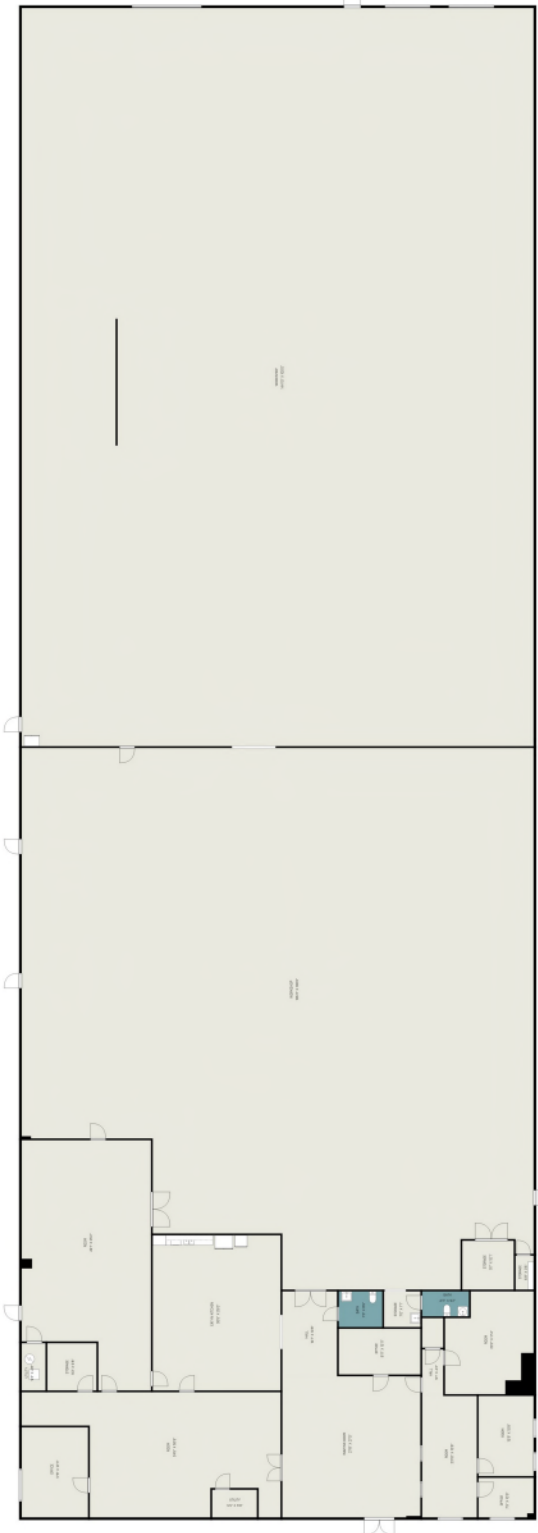
Pricing and Lease Comps

16

Market Overview

20





## INVESTMENT HIGHLIGHTS



Renovated, fully conditioned industrial building positioned for owner-users or investors in a Chattanooga Opportunity Zone.



30,000 SF on 1.95 acres | Fully renovated in 2022 with new roof, gutters, and modern facade



100% conditioned space | 13-19 ft clear heights | 50 x 25 column spacing | Sprinklered



2 dock-high doors and 2 oversized drive-in doors | 160 ft truck court for excellent flow and trailer storage



Located in a Qualified Opportunity Zone with significant tax-advantaged investor benefits



Infill Chattanooga location | 1.5 miles to I-24 | 2 miles to CBD | 9 miles to I-75 and I-59



New TPO roof with 20-year Firestone warranty transferable to buyer

# PROPERTY SUMMARY

Address	3501 St. Elmo Avenue, Chattanooga, TN 37409
Status	Vacant / Available
Occupancy	Single Tenant (Divisibility Considered)
Parcel	155G A 012

Total Building Square Feet	30,000 SF
Acres	1.95
Lot Square Feet	82,764 SF
Building/Lot Coverage	~36%
Construction	Insulated Metal / Steel Frame
Zoning	IL-1
County	Hamilton
Year Built/Renovated	1976 / 2022
Dock Doors	2
Grade-Level Doors	2 Oversized Drive-In



**30,000**  
Building SF



**1.95**  
Acres



**\$10.35**  
SF/NNN



**2022**  
Renovated

# SALE & LEASE TERMS

Sale Price	Call Broker
Asking Lease Rate	\$10.35 / SF NNN
Base Annual Rent	\$310,500
Property Taxes (2025)	~\$60,000
Insurance (Annual)	~\$11,000
Lease Type	NNN
Annual Increases	Negotiable
Tenant Responsibilities	All Operating Expenses
Landlord Responsibilities	Roof, Foundation, Structure
Lease Term	5-10 Year Term Preferred
Opportunity Zone	Yes - Census Tract 19.00



**30,000**  
Building SF



**1.95**  
Acres



**\$10.35**  
SF/NNN



**2022**  
Renovated

# BUILDING DESIGN AND CONSTRUCTION

Access	Direct frontage on St. Elmo Ave; immediate access to I-24	Roof	New TPO roof; 20-year Firestone warranty (transferable)
Signage	Monument signage along St. Elmo Ave; building-mounted signage	Tenant Finishes	~4,000 SF office; balance open warehouse
Clear Heights	19 feet clear	Restroom	Fully built-out restrooms in office area
Ceiling Heights	Varies - peak 19 ft at eave	Life Safety	Fully sprinklered
Façade Description	Insulated metal panel with modern cedar accent entry	HVAC	100% conditioned warehouse and office
Loading Doors	2 dock-high doors + 2 oversized drive-in doors	Utilities	EPB electric; gas, water, sewer available to site
Foundation	Concrete slab on grade	Zoning	M-2 (Light Industrial)
Bay Depth	50 ft x 25 ft column spacing		

# SITE PLAN AND PHOTOS

Site Plan  
Interior photos  
Exterior photos  
Close aerial view  
Aerial view zoomed out





# INTERIOR PHOTOS



# OFFICE PHOTOS



# EXTERIOR PHOTOS



# OPPORTUNITY ZONE



3501 St. Elmo Avenue sits within a federally designated Qualified Opportunity Zone, offering investors significant tax advantages.



Qualified Opportunity Zone - Hamilton County Census Tract 19.00



Defer capital gains tax on prior investments rolled into a Qualified Opportunity Fund (QOF)



Eliminate federal capital gains tax entirely on QOF investments held 10+ years



Located in Chattanooga's fast-growing St. Elmo / Southside district with active public and private investment



Land in the area is trading at approximately \$1 million per acre, reflecting strong investor demand



Prospective investors should consult their tax advisor regarding Opportunity Zone eligibility and benefits

# PRICING

Sale Pricing  
Lease Terms  
Operating Expense Estimates  
Market Lease Comparables  
Opportunity Zone Benefits



# PRICING SUMMARY

**SALE PRICE**

Call Broker

**GROSS LEASABLE AREA**

30,000 SF

**ASKING LEASE RATE**

\$10.35 / SF

**LAND AREA**

1.95 Acres

NNN

**OPPORTUNITY ZONE**

Qualified OZ



# MARKET OVERVIEW

Chattanooga MSA Overview  
Industrial Market Snapshot  
Transportation & Logistics  
Chattanooga Region  
Demographics  
Economic Drivers



# CHATTANOOGA MARKET



**Chattanooga is a strategic Sunbelt city positioned between Atlanta, Nashville, and Knoxville, with one of the tightest industrial markets in the Southeast.**



**63.8M SF industrial market with 2.7% vacancy — well below the ~7.6% U.S. average (Q3 2025)**



**Asking rents up 3.7% YoY, driven by limited Class A supply**



**Measured construction pipeline has avoided Sun Belt overbuilding, preserving pricing power**



**Home to Volkswagen's sole U.S. auto assembly plant and VW's North American hub for EV manufacturing**



**Dual-serviced by CSX and Norfolk Southern; ~40 miles to the CSX-operated Appalachian Regional Port**



**Access to 131 million consumers within a day's drive via I-24, I-59, and I-75**

# DEMOGRAPHICS & TRANSPORTATION

**MSA** 588,050 (2024)

**Population**

**Median HH** \$75,076

**Income**

**Households** 239,474

**Civilian Labor** 289,500

**Force**

**Manufacturing Wages** Below national average

**Foreign Trade Zones** 26 (GA), 83 (AL), 134 (TN)

**Drive to Atlanta** 2 hours

**Drive to Nashville** 2 hours

**Drive to I-24** 1.5 miles

**Drive to I-75** 9 miles

**Drive to CBD** 2 miles

**Drive to Airport** 11 miles

**Rail Service** CSX & Norfolk Southern

**Nearest Port** Port of Savannah

**Traffic Count (Broad St)** 21,878 cars/day



3501 St. Elmo Ave



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Confidential Offering Memorandum (“ COM”) is provided by David Reid Real Estate, solely for your consideration of the opportunity to acquire the commercial property described herein ( the “ Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of David Reid Real Estate.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by David Reid Real Estate for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented.

David Reid Real Estate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/ or financial information contained herein are qualified in their entirety by reference to the actual documents and/ or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon David Reid Real Estate.

The Property may be financed or withdrawn from the market without notice, and its owner( s) reserve( s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner( s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: ( 1 ) all information contained herein, and all other information you have received or may hereafter receive from David Reid Real Estate relating to the Property, whether oral, written or in any other form ( collectively, the “ Information”), is strictly confidential; ( 2 ) you will not copy or reproduce, and claim as your own without attribution to David Reid Real Estate, all or any part of this COM or the Information; ( 3 ) upon request by David Reid Real Estate at any time, you will return and/ or certify your complete destruction of all copies of this COM and the Information; ( 4 ) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless David Reid Real Estate and the seller of the property, and all of their respective affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/ or any other Information concerning the Property; ( 5 ) you will not provide this COM or any of the Information to any other party unless you first obtain such party’ s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and ( 6 ) monetary damages alone will not be an adequate remedy for a violation of these terms and that David Reid Real Estate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



3501 ST ELMO AVE | CHATTANOOGA, TN 37409

EXCLUSIVELY LISTED BY:

**RICH BROWN**

**[Rich@davidreidproperties.com](mailto:Rich@davidreidproperties.com)**

**830.260.5054**

**DAVID REID**

Broker / Founder

**[David@davidreidproperties.com](mailto:David@davidreidproperties.com)**