



INDUSTRIAL | Move-In Ready
2 BUILDINGS + LAND

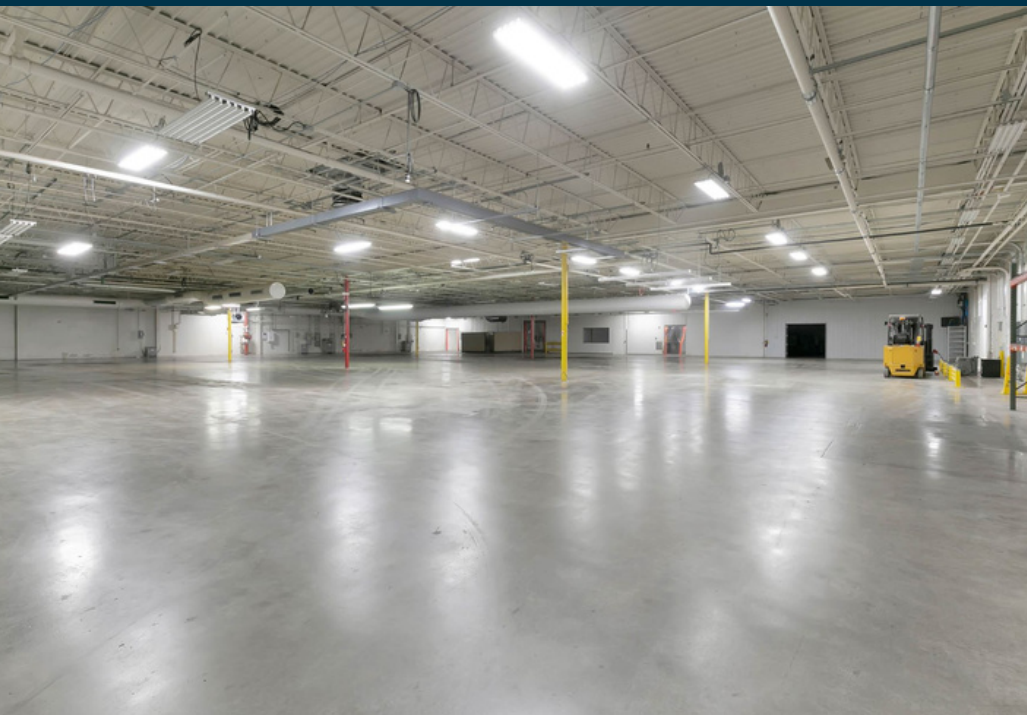


ZONED M-1



3720 / 3800

**Amnicola Hwy.
Chattanooga, TN**



**URBAN STORY
VENTURES**

UrbanStoryVentures.com

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169,000
Leasable SF

4.3
Developable Acres

PRISTINE PROPERTY IN PRIME LOCATION. LOTS OF FLEXIBILITY AND OPPORTUNITY.

This former Arcade Beauty industrial site is an ideal choice for manufacturing, warehouse, or other industrial tenants looking for a pristine space to relocate or expand. From manufacturing and storage space to lab and R&D rooms, to plentiful office and meeting suites, it has it all. The property is conveniently located at a traffic light and sits on a major highway just minutes to multiple interstates, the airport, and the Tennessee River.

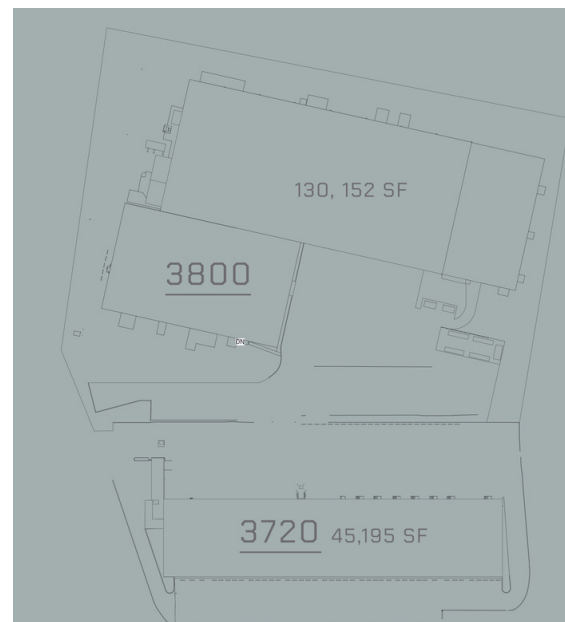
ONE OR MULTI-TENANT LEASING FLEXIBILITY

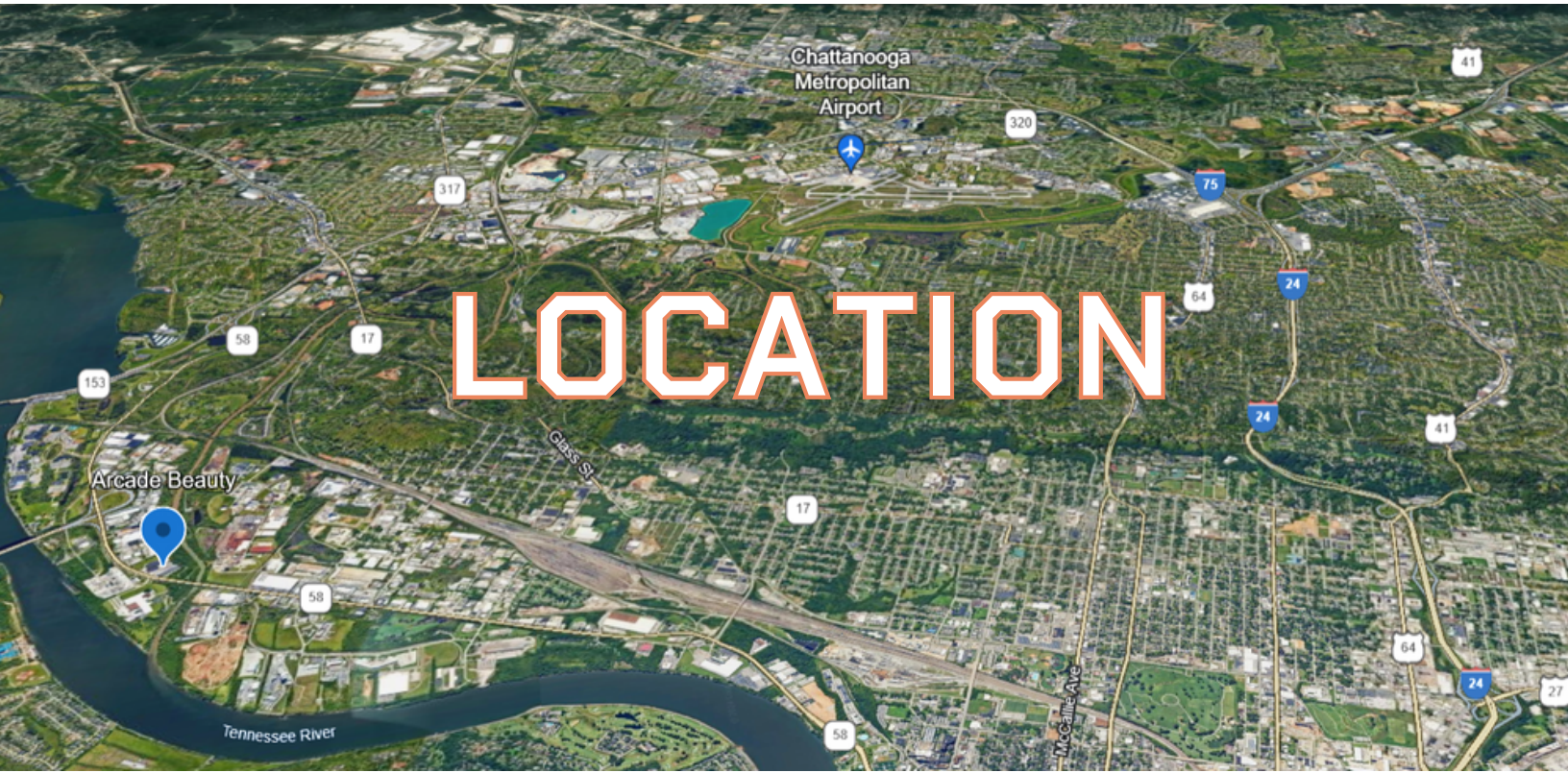
3800 Building

- 1st Floor: 123,890 SF
- 2nd Floor: 4,159 SF
- 3rd Floor: 2,103 SF
- \$10/SF (NNN)

3720 Building

- 45,195 SF
- Can subdivide
- \$12/SF (NNN)





SITUATED IN A MAJOR SOUTHEAST INDUSTRIAL CORRIDOR

Neighbors: Chattanooga Coca-Cola Production Center | Cola-Cola United Packers | Pepsi Bottling Group | BASF | Southern Champion Tray | Fillauer Companies | RockTenn | Kenco Logistics | Norfolk Southern | Roadtec | Amazon

Other Major Area Employers: VW | Gestamp | Sesé | Sanofi | TVA | McKee Foods Corp. | Hospitals | Insurance Co.s | Logistics Co.s



Entrance at traffic light



2.5 Miles to Hwy-153



10.5 Miles to I-24



8.5 Miles to I-75

Chattanooga

Under 2-Hour Drive to:

- Atlanta
- Nashville & Knoxville
- Birmingham & Huntsville

Under a Half-Day Drive to
Multiple Ports

3720 Building



HIGHLIGHTS

- Conveniently located at a traffic light in a major industrial corridor
- Flex/industrial space spanning 5 bays with loading docks and 9 drive-in bays
- Access control and security
- Current suites start ~2,500 SF and can be combined
- Plentiful onsite parking
- Office suites, meeting rooms, open floor plans, breakrooms, and restrooms



3720 Interior

F
L
E
X



3720 Interior



F
L
E
X



3720 Floor Plan

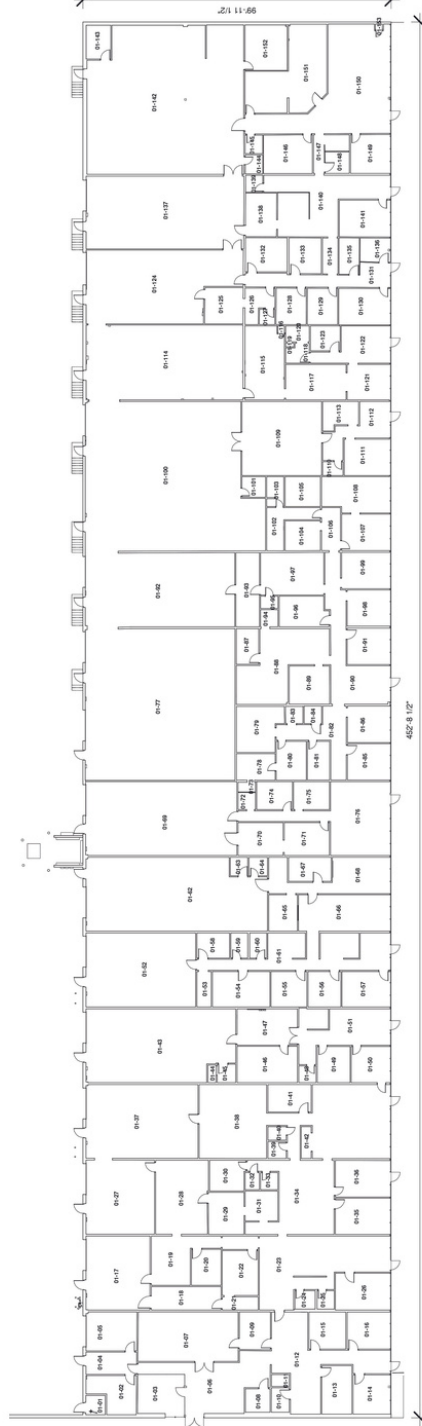


Arcade 3720	
Name	Area

01-78	118 SF
01-79	219 SF
01-80	132 SF
01-81	99 SF
01-82	244 SF
01-83	37 SF
01-84	176 SF
01-85	92 SF
01-86	504 SF
01-87	174 SF
01-88	468 SF
01-89	178 SF
01-90	1219 SF
01-91	198 SF
01-92	36 SF
01-93	28 SF
01-94	165 SF
01-95	297 SF
01-96	177 SF
01-97	199 SF
01-98	2663 SF
01-99	57 SF
01-100	137 SF
01-101	60 SF
01-102	120 SF
01-103	119 SF
01-104	94 SF
01-105	200 SF
01-106	262 SF
01-107	641 SF
01-108	34 SF
01-109	187 SF
01-110	222 SF
01-111	104 SF
01-112	1292 SF
01-113	319 SF
01-114	7 SF
01-115	239 SF
01-116	5 SF
01-117	45 SF
01-118	172 SF
01-119	244 SF
01-120	85 SF
01-121	1116 SF
01-122	156 SF
01-123	96 SF
01-124	29 SF
01-125	124 SF
01-126	124 SF
01-127	209 SF
01-128	60 SF
01-129	254 SF
01-130	162 SF
01-131	131 SF
01-132	64 SF
01-133	83 SF
01-134	82 SF
01-135	1264 SF
01-136	52 SF
01-137	588 SF
01-138	152 SF
01-139	35 SF
01-140	574 SF
01-141	209 SF
01-142	41 SF
01-143	119 SF
01-144	371 SF
01-145	113 SF
01-146	118 SF
01-147	371 SF
01-148	371 SF
01-149	1227 SF
01-150	167 SF
01-151	167 SF
01-152	35 SF
01-153	21 SF
01-154	114 SF
01-155	114 SF
01-156	600 SF
01-157	2457 SF
Level 1	45195 SF

Arcade 3720	
Name	Area

01-01	56 SF
01-02	189 SF
01-03	217 SF
01-04	134 SF
01-05	233 SF
01-06	526 SF
01-07	544 SF
01-08	81 SF
01-09	132 SF
01-10	62 SF
01-11	27 SF
01-12	576 SF
01-13	173 SF
01-14	177 SF
01-15	165 SF
01-16	181 SF
01-17	541 SF
01-18	166 SF
01-19	259 SF
01-20	121 SF
01-21	58 SF
01-22	180 SF
01-23	739 SF
01-24	48 SF
01-25	41 SF
01-26	227 SF
01-27	577 SF
01-28	425 SF
01-29	168 SF
01-30	123 SF
01-31	110 SF
01-32	30 SF
01-33	36 SF
01-34	539 SF
01-35	223 SF
01-36	226 SF
01-37	920 SF
01-38	1295 SF
01-39	38 SF
01-40	30 SF
01-41	135 SF
01-42	39 SF
01-43	162 SF
01-44	18 SF
01-45	41 SF
01-46	245 SF
01-47	246 SF
01-48	36 SF
01-49	135 SF
01-50	161 SF
01-51	409 SF
01-52	905 SF
01-53	60 SF
01-54	228 SF
01-55	143 SF
01-56	132 SF
01-57	194 SF
01-58	95 SF
01-59	52 SF
01-60	52 SF
01-61	588 SF
01-62	1393 SF
01-63	39 SF
01-64	41 SF
01-65	119 SF
01-66	371 SF
01-67	118 SF
01-68	371 SF
01-69	1227 SF
01-70	167 SF
01-71	167 SF
01-72	35 SF
01-73	21 SF
01-74	114 SF
01-75	114 SF
01-76	600 SF
01-77	2457 SF



1 1st Floor - Arcade 3720
1" = 30'-0"



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2 BUILDINGS + LAND

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**URBAN STORY
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STORY BEFORE VENTURE

**EXPANSIONS.
RELOCATIONS.
LAUNCHES.
WE'RE READY.**

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