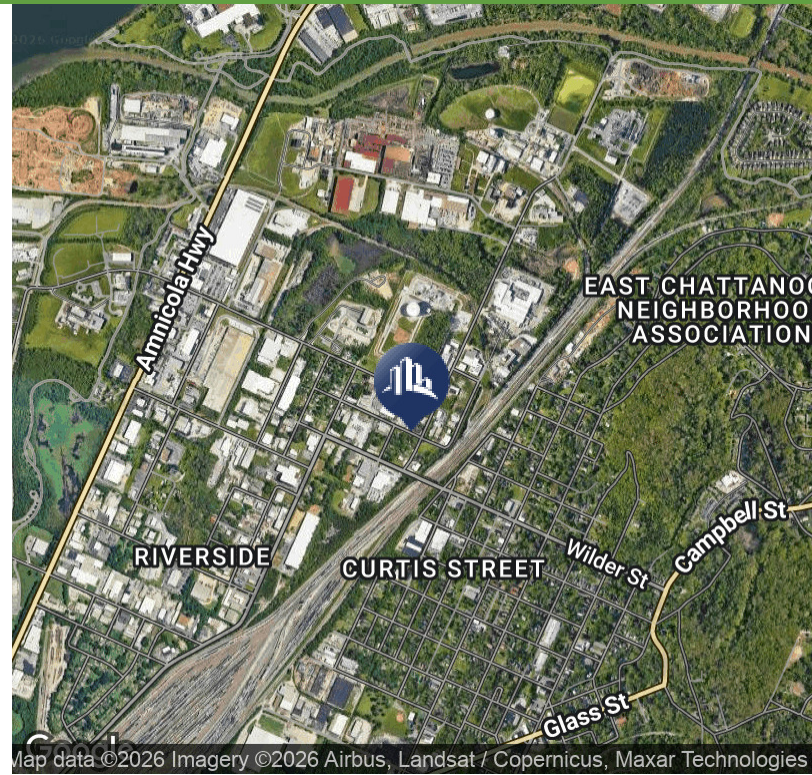


3119 N Hawthorne St

FOR LEASE

3119 NORTH HAWTHORNE STREET, CHATTANOOGA, TN 37406

Industrial Property



PROPERTY DESCRIPTION

This new construction property has everything a tenant is looking for. Stand-alone buildings, Heavy Industrial Zoning, fully conditioned, 3 offices, 2 restrooms, 14' clear height, 10x10' roll-up doors, extra parking with room for a few enclosed trailers. 240 3 phase power is also included.

This will be a single-tenant property and will include two buildings. The interior buildout is still in process for both.

Building 1:

2,400 SF, Foam Insulation, Heat and Conditioning in full building, 10' x 10' Door, 3 offices, 2 restrooms, 14' clear.

Building 2:

600 SF, Foam insulation, Heat, 10x10 Door, 14' Clear, Power, Plumbing prepped for restroom if needed.

PROPERTY HIGHLIGHTS

- 3,000 SF between both buildings. 14' Clear
- .34 acre lot with I-H zoning
- Fully Conditioned | New Construction
- .8 miles from Amnicola Hwy



Matthew Bonnett
 AGENT
 423.605.5417
 Mbonnett@SectorCommercial.com
 TN #367774 | GA #430285

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	2
Available SF:	3,000 SF
Lot Size:	0.34 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	58	305	1,126
Total Population	161	884	3,191
Average HH Income	\$66,185	\$67,783	\$66,086

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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