

Flex Space | Warehouse Office

4737 Adams Road
Hixson, TN 37343

This free-standing flex building in Hixson offers a versatile layout suitable for a variety of industrial, office, or service-oriented uses. The property provides flexible leasing options with 7,200 SF, 10,000 SF, or the full 17,200 SF available.

Conveniently located in the heart of Hixson, the site offers excellent accessibility to Highway 153 and surrounding commercial amenities.



Property Highlights

- Total Size: 17,200± SF - Office, Warehouse, & Restrooms
- Potential to Subdivide: Reference Floor-Plans enclosed
 - 7,200 SF Zone 1 (Office, Restrooms)
 - 10,000 SF Zone 2 (Small Office, No Restrooms)
- Office: 1,500± SF
 - 4 Private Offices/ Conference Room/ Breakroom
- Warehouse: 15,700± SF
- (4) Roll Up Drive in Doors (10' x 10')
- Ceiling Height: 14' at Peak 12' at Eaves
- LED Lights & Sky Lights in Warehouse
- Gas Heat in Warehouse
- 3 Phase Power
- 2 Paint Booths
- 1 Pole Barn
- Air Compressor Lines run throughout Warehouse
- Wet Sprinkler

Leasing Summary

TOTAL SQUARE FEET:	17,200± SF \$8.50 SF NNN
ZONE 1:	7,200± SF \$10.00 SF NNN
ZONE 2:	10,000± SF \$7.00 SF NNN
2024 REAL ESTATE TAX:	\$9,067.94
ESTIMATED OPEX:	\$2.00 PSF
TAX ID:	110B B 005.03
ACRES:	.97±
ZONING:	M2

** Tenant to verify accuracy of the square footage*

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

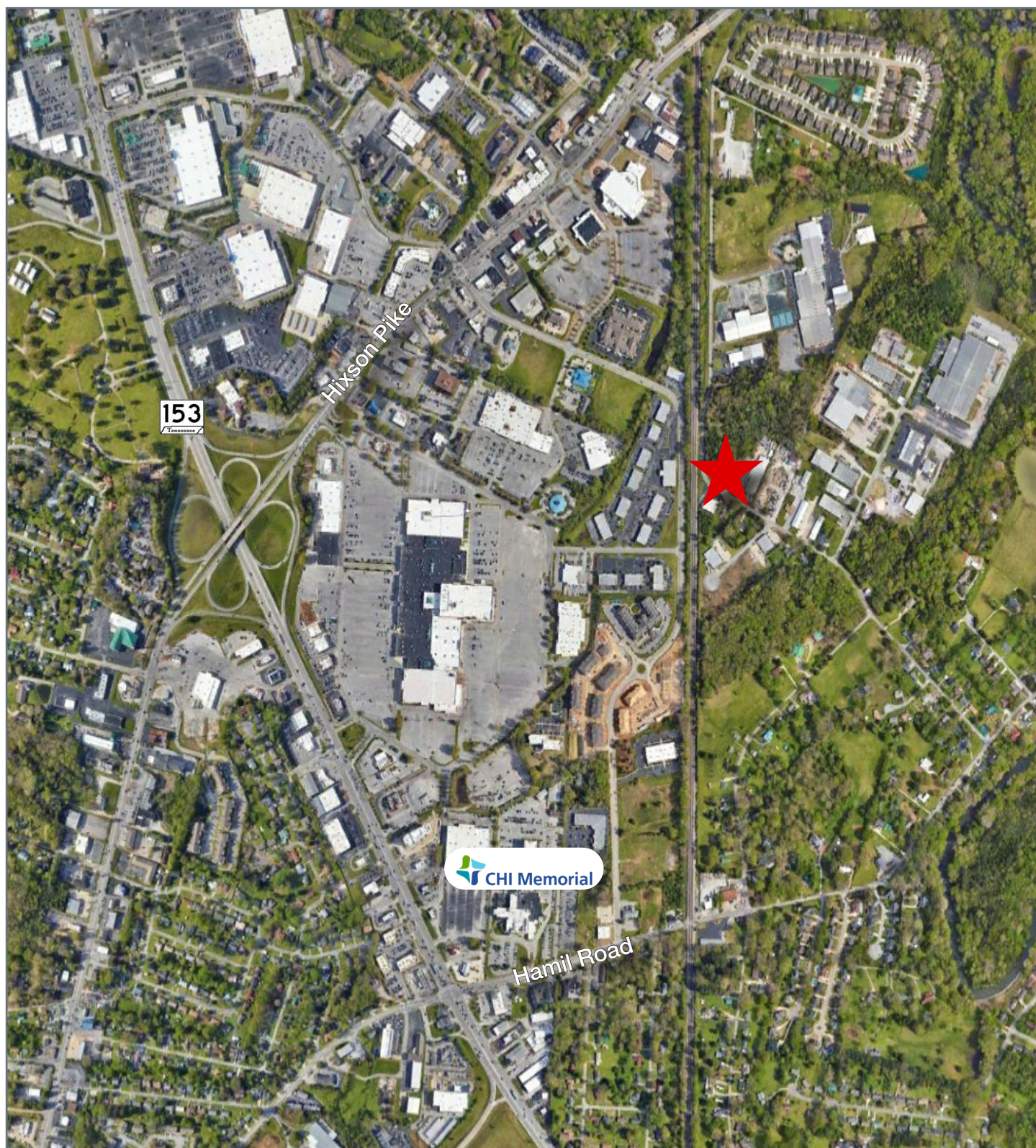
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*Not to Scale



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TOTAL - 17,200± SF

Zone 1 - 7,200± SF

Zone 2 - 10,000± SF

