

Fletcher
Bright
Realty®
EST. 1927

Commercial Real Estate

INDUSTRIAL
FOR LEASE

164 W 31st St

Chattanooga, TN 37410



FOR MORE INFORMATION, CONTACT

Trace Walker

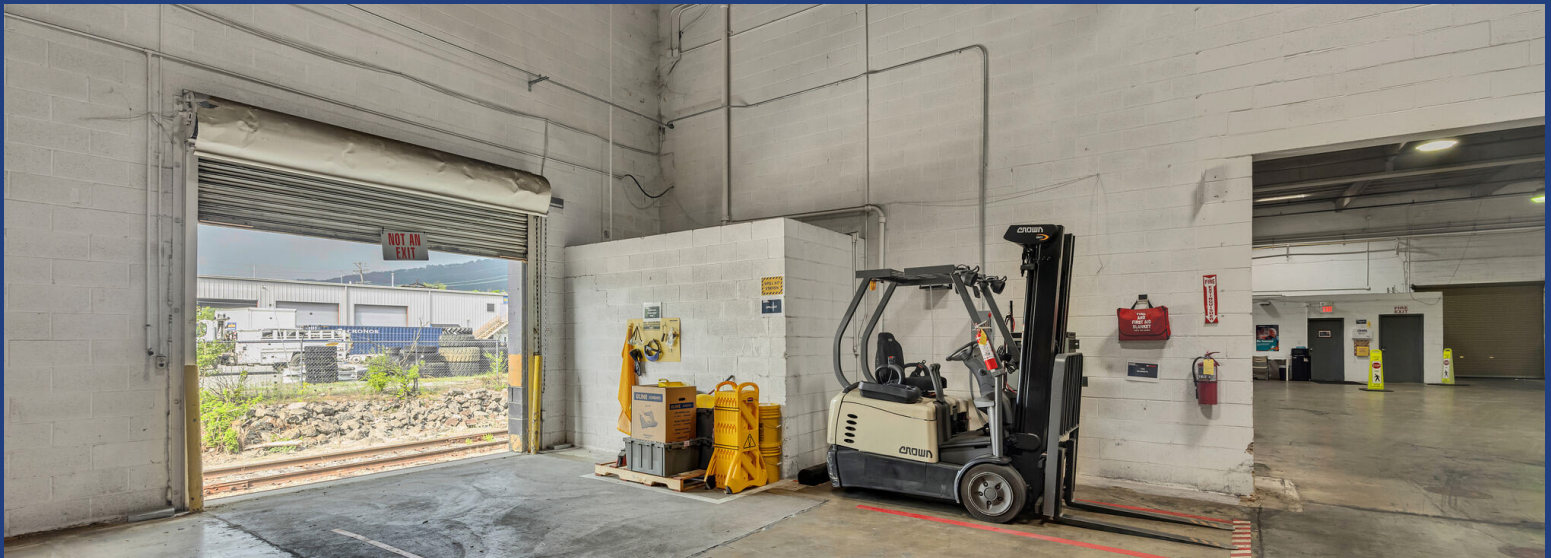
mobile 423.598.1469

office 423.752.0188

twalkercommercial.com

View This Property Online at

www.crexi.com/lease/properties/675249



164 W 31st St

Chattanooga, TN 37410

PROPERTY FEATURES

- Year Built - 1956
- Zoned M-1 (heavy industrial)
- Approx. .5 mile from I-24
- Lot Size - 5.25 acres
- Ceiling height - 20' clear
- Frontage - 175 ft
- Stories - 1
- New roof installed in 2021
- Immediate rail access
- Ample Dock Doors
- Ample Parking
- Dock Doors (rail) - 4
- Dock Doors (truck) - 3
- Number of Drive-in Doors - 1 (12'x14')
- Number of Bathrooms - 2
- Office space - +/- 800sq.ft.
- Sprinkler System: Wet System

FOR MORE INFORMATION, CONTACT

Trace Walker

mobile 423.598.1469

office 423.752.0188

twalkercommercial.com

Fletcher
Bright
Realty®
EST. 1927

Commercial Real Estate

INDUSTRIAL FOR LEASE

Lease Rate

\$7.50/rsf NNN

NNN Expenses:

\$0.59/sf

CAM

\$0.25/sf

TAXES

\$0.26/sf

INSURANCE

View This Property Online at

www.crexi.com/lease/properties/675249



FOR MORE INFORMATION, CONTACT

Trace Walker

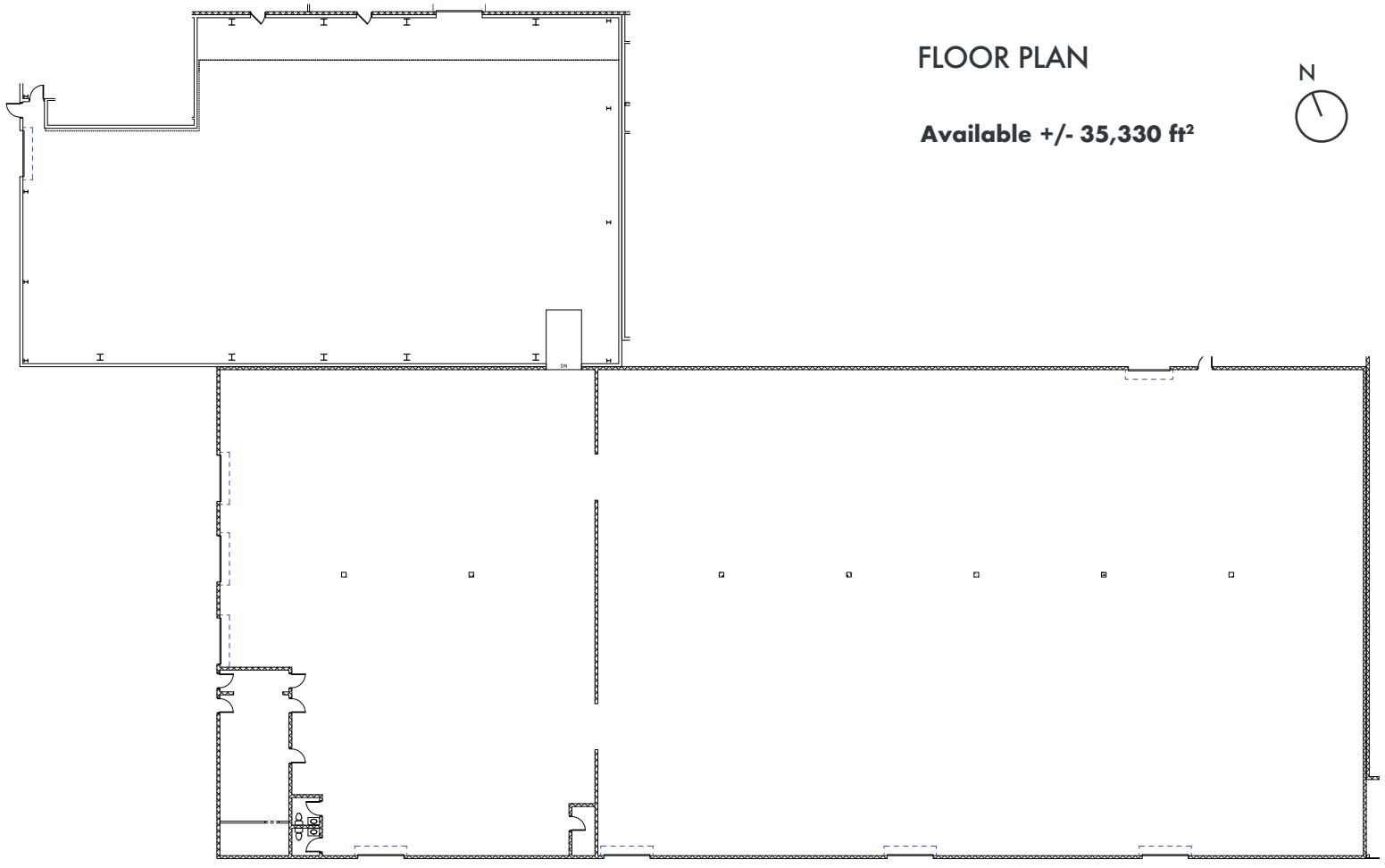
mobile 423.598.1469

office 423.752.0188

twalkercommercial.com

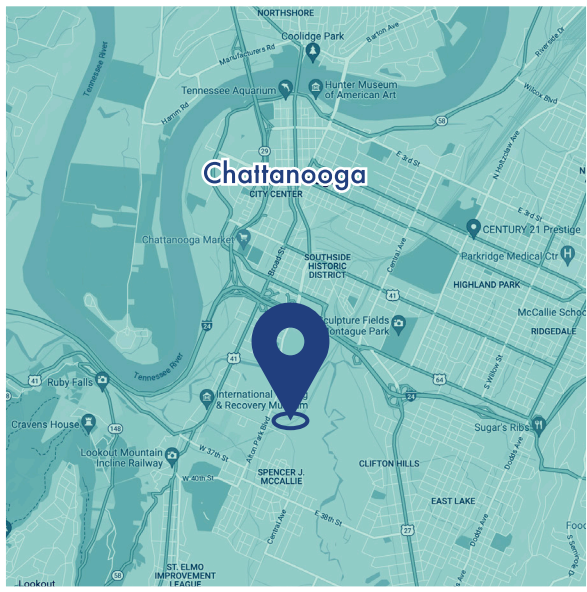
**Fletcher
Bright
Realty®**
EST. 1927

Commercial Real Estate



FLOOR PLAN

Available +/- 35,330 ft²



FOR MORE INFORMATION, CONTACT
Trace Walker

mobile **423.598.1469**

office **423.752.0188**

twalkercommercial.com

**Fletcher
 Bright
 Realty**
 EST. 1927

Commercial Real Estate