

Office/Flex | For Sale - 5,252 SF

CBRE

102 Jordan Drive

Chattanooga, Tennessee 37412



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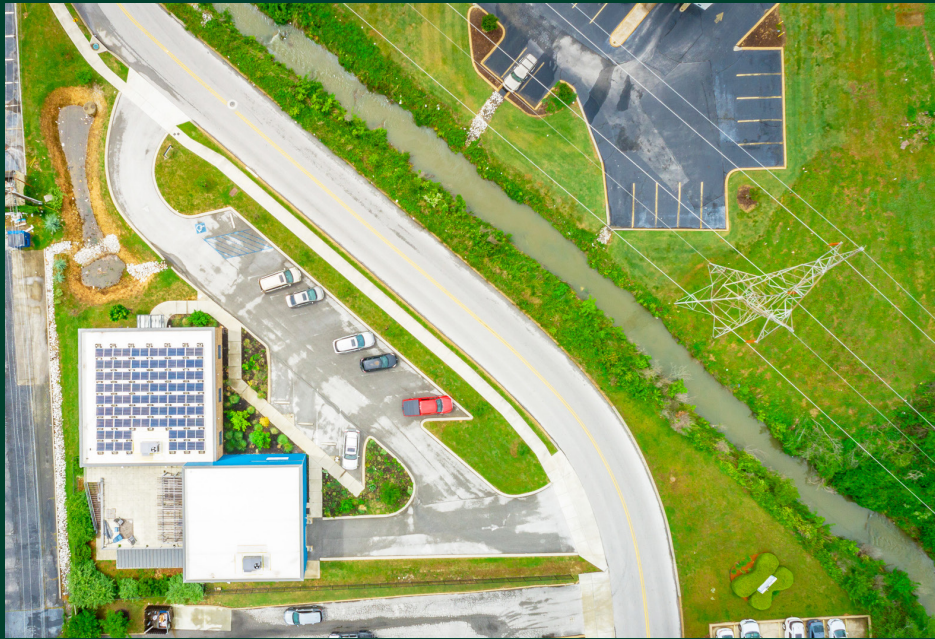
Property Overview

Seize a rare opportunity to own a cutting-edge office/flex building in Chattanooga, TN, strategically located near the high-traffic intersection of Lee Highway & Shallowford Road. This meticulously designed 5,252 SF property, zoned Commercial (C-C), offers an exceptional blend of sophisticated office space and functional warehouse capabilities, perfect for businesses seeking efficiency, modernity, and a prime Chattanooga address. The generous .62-acre land area provides ample space and future potential.

The 2,899 SF office area boasts a contemporary layout featuring four individual offices and two advanced conference rooms, enhanced by a state-of-the-art DIRT modular wall system for ultimate flexibility and a professional aesthetic. Employees will appreciate the large breakroom, complete with two restrooms and a dedicated IT closet. Crucially, the 1,749 SF warehouse area is fully conditioned, offering an impressive 25'+/- clear height and a convenient 10'x10' ground-level drive-in door, making it ideal for light manufacturing, distribution, or high-tech operations.

This property is engineered for the future, featuring a robust 208/12V & 480/277V 600 Amp 3 Phase Electrical Service, capable of supporting demanding business needs. Sustainable features include a powerful solar array generating 20.25 kWp, complemented by a 24kWh battery backup capacity, significantly reducing operational costs and environmental footprint. Further enhancing its appeal are 13 dedicated parking spaces, including four electric car chargers, catering to modern transportation needs. Security is paramount with a state-of-the-art electronic entry system and entry doors, ensuring peace of mind. To top it all off, enjoy a unique rooftop terrace area, perfect for entertaining clients or providing an exclusive outdoor amenity for staff. This commercial property for sale in Chattanooga sets a new standard for innovative and sustainable business environments





Key Features:

- Located near the Intersection of Lee Hwy. & Shallowford Road
- Total Building Size: 5,252 SF
- Office Area: 2,899 SF
- Warehouse Area: 1,749 SF
- Breakroom/Restroom Area: 604 SF
- Land Area: 0.62 AC
- Zoning: Commercial (C-C)
- The office area consist of 4 individual offices and 2 conference rooms with a “DIRTT” modular wall system in place
- Clear Height: 25’
- 10’x10’ ground level Drive in door
- 208/12V & 480/277V 600 Amp 3 Phase Electrical Service
- Rooftop Terrace area for Entertaining
- Solar Array capable of generating 20.25 kWp with 24kWh Battery backup capacity
- 13 parking spaces with 4 Electric Car Chargers in Place
- State of the Art Electronic Entry System and Entry Doors
- Large Breakroom including two restrooms and IT Closet.

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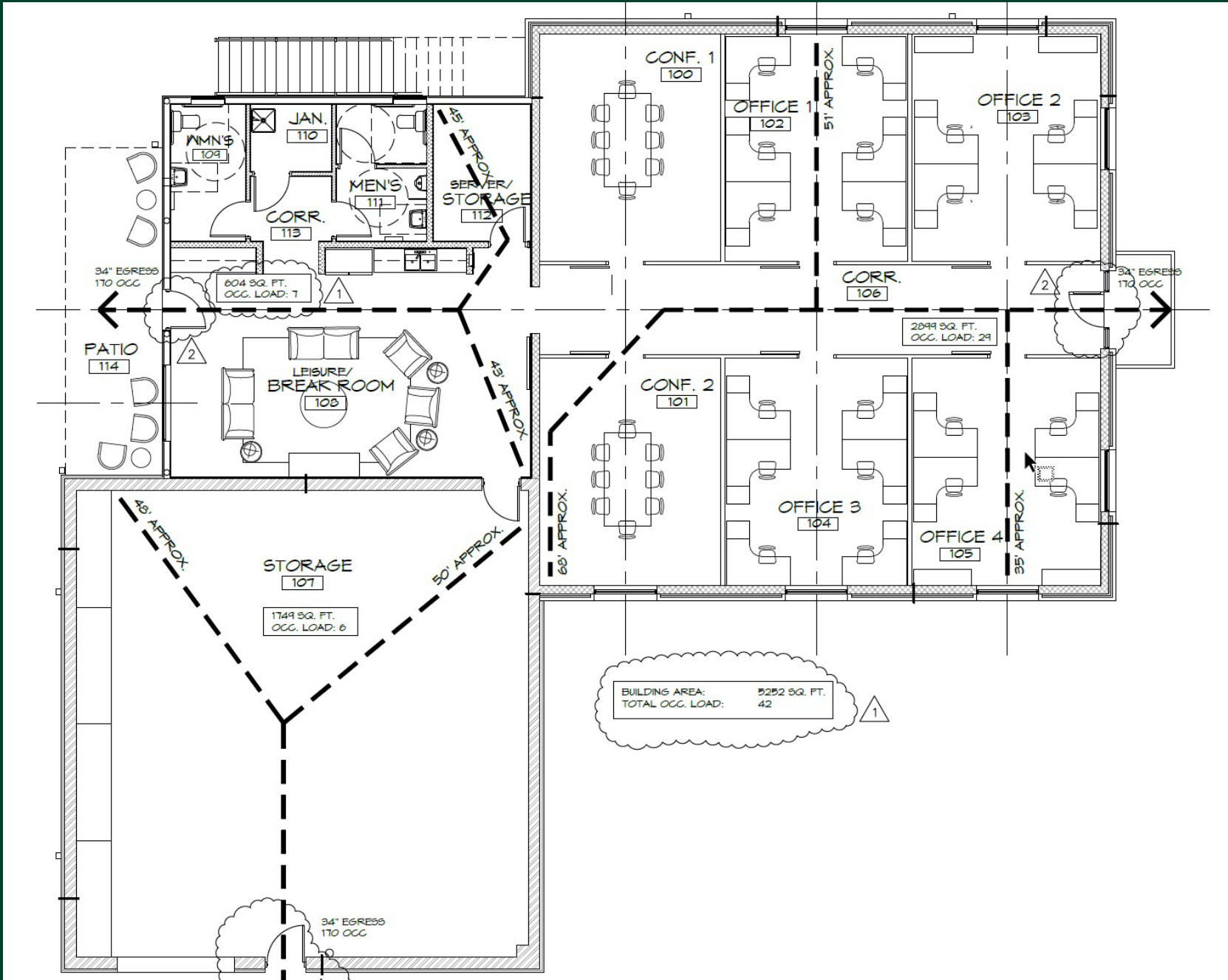
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