

FOR LEASE | INDUSTRIAL

200 POWERCORP DR

CHATTANOOGA, TENNESSEE 37405

MERCHANT
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE SF: ±30,000

TOTAL WAREHOUSE SF: ±28,500

TOTAL OFFICE SF: ±1,500

RATIO: 95% WAREHOUSE/5% OFFICE

LOT SIZE: ±1.17 AC

ZONING: E-IN-3 (URBAN EDGE INDUSTRIAL)

YEAR BUILT: 1974

LEASE RATE: \$8.50/SF/YR

OPEX (ESTIMATED): \$1.06/SF

TAXES: \$0.67, **INSURANCE:** \$0.22, **CAM:** \$0.17

CENTER HEIGHT: 25 FT ; **EAVE HEIGHT:** 18 FT

COLUMN SPACING: 36 FT X 25 FT

DOCK DOORS: 2 DOCK HIGH WITH PIT LEVELERS

DRIVE IN DOOR: 2 - 16X16, 8X10

POWER: SINGLE PHASE - 200 AMP



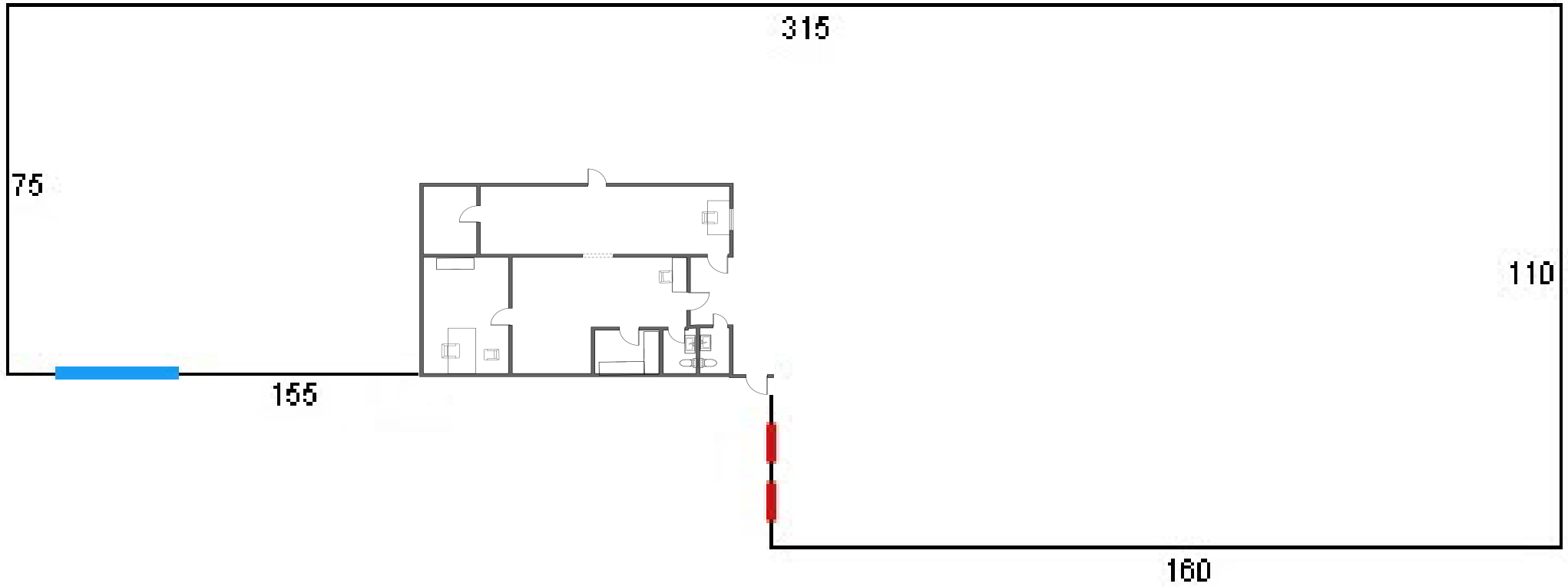
INTERIOR PHOTOS

200 POWERCORP DR
CHATTANOOGA, TN 37405



BUILDING & OFFICE FLOOR PLAN

200 POWERCORP DR
CHATTANOOGA, TN 37405



AERIAL OVERVIEW

200 POWERCORP DR
CHATTANOOGA, TN 37405



MERCHANT
REAL ESTATE GROUP

+1 423 654-7106

BARRETT KIBBLE
BROKER
+1 423 715 9645
BARRETT@MERCHANTLH.COM

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF MERCHANT REAL ESTATE GROUP. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.