

Flex | For Lease - 19,100 SF

CBRE

5402 Ooltewah Ringgold Road

Ooltewah, Tennessee 37363



Contact Us

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Property Overview

Secure your business's future at 5402 Ooltewah Ringgold Road, Ooltewah TN 37363, with this exceptional Class A Industrial Flex Building in Chattanooga, TN. Strategically located just 1.5 miles (7 minutes) from I-75, this 19,100 SF property offers unparalleled access for logistics and distribution. It features approximately 4,800 SF of premium Class A office space, meticulously designed with two large conference rooms, a spacious kitchen/break room, four restrooms, a shower, a welcoming reception/lobby, a second-floor cubicle area, and four private offices.

The expansive 14,300 SF Class A warehouse/light manufacturing space is fully conditioned with air conditioning and gas heat, boasts polished concrete floors, efficient LED lighting, clear heights ranging from 22' to 26', and exhaust fans. Equipped with one ground-level drive-in door and two truck-high dock doors, alongside a robust 480/277 Volt 3-phase 1,200 Amp electrical service, this Chattanooga warehouse for lease is ideal for diverse operational needs. Enjoy convenient on-site front door surface parking, making this modern Ooltewah commercial property the perfect solution for businesses seeking high-quality office and warehouse space.





Key Features:

- **Size: Approximately 19,100 SF**
- **Office Space: 4,800 SF**
- **Warehouse/Light Manufacturing Space: 14,300 SF**
- **Class A Office/Warehouse Industrial Flex Space**
- **First Floor: Reception/lobby, two (2) large conference rooms, a large kitchen/break room, four (4) restrooms, and a shower.**
- **Second Floor: Cubicle area and four (4) private offices.**
- **Fully Conditioned (Air Conditioning & Gas Heat)**
- **Polished Concrete Floors**
- **(1) Ground Level Drive In Door**
- **(2) Truck High Dock Doors**
- **LED Lighting**
- **Clear Heights Ranging from 22' to 26'**
- **Exhaust Fans**
- **480/277 Volt 3-Phase 1,200 Amp Electrical Service**
- **On Site Front Door Surface Parking**
- **1.5 Miles/7 Minutes to Interstate I-75**
- **\$40,000/month/NNN**

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Ooltewah, TN 37363

For Lease



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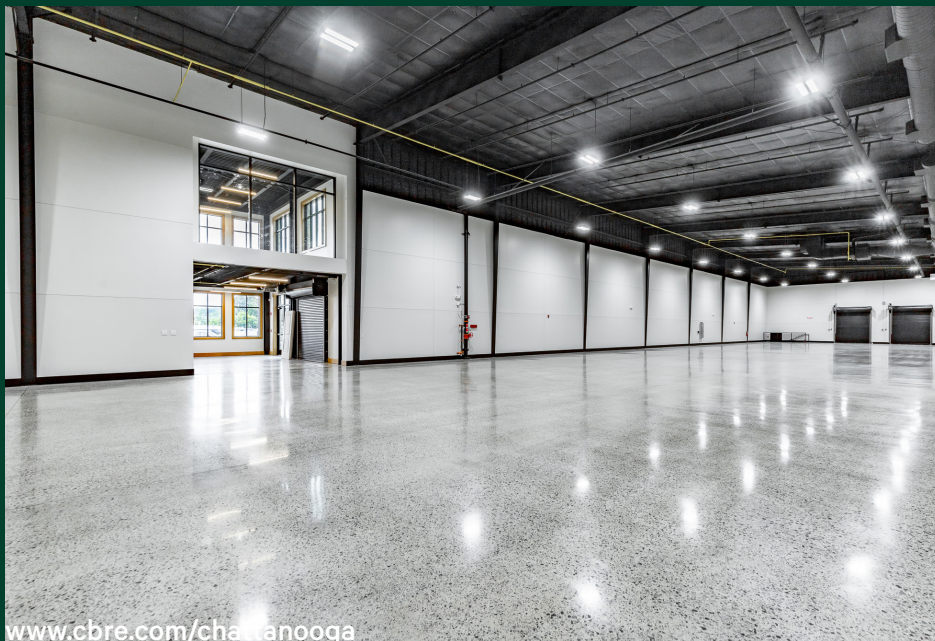
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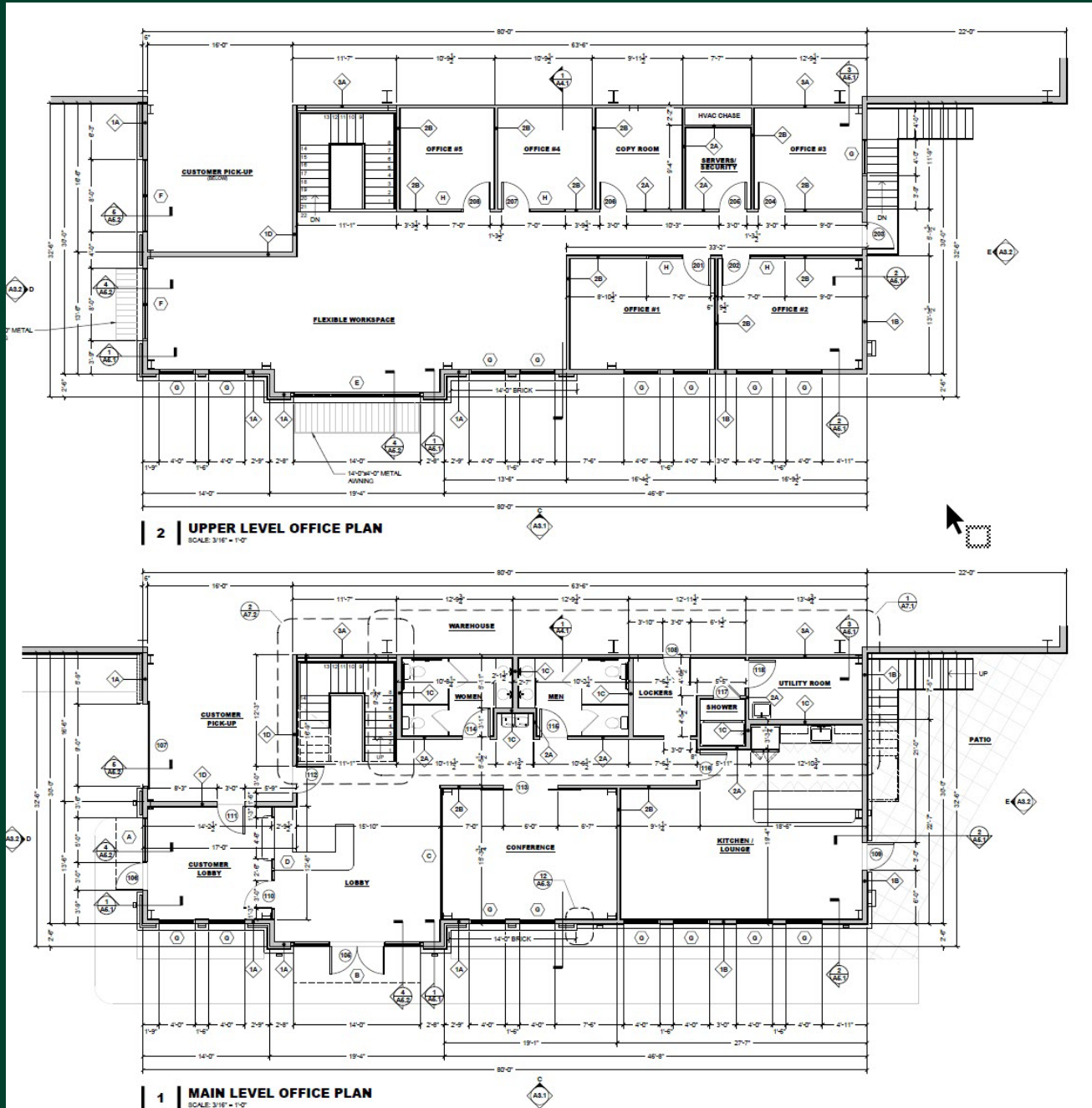
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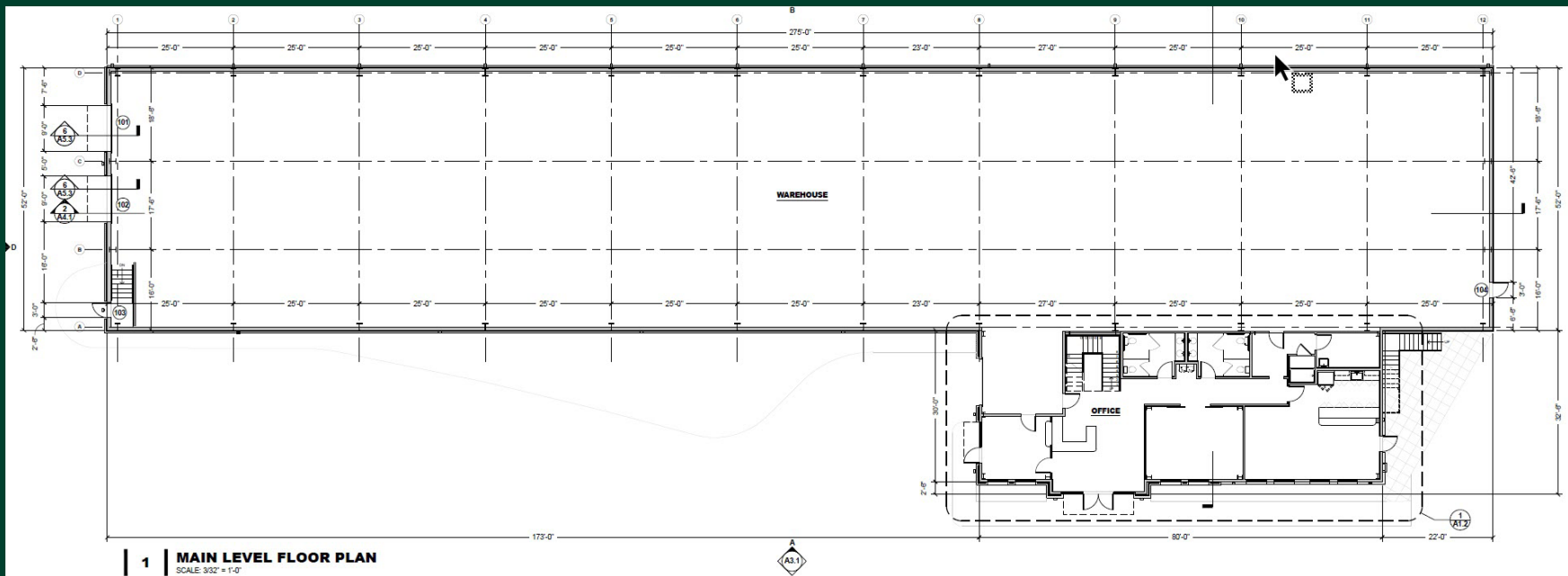
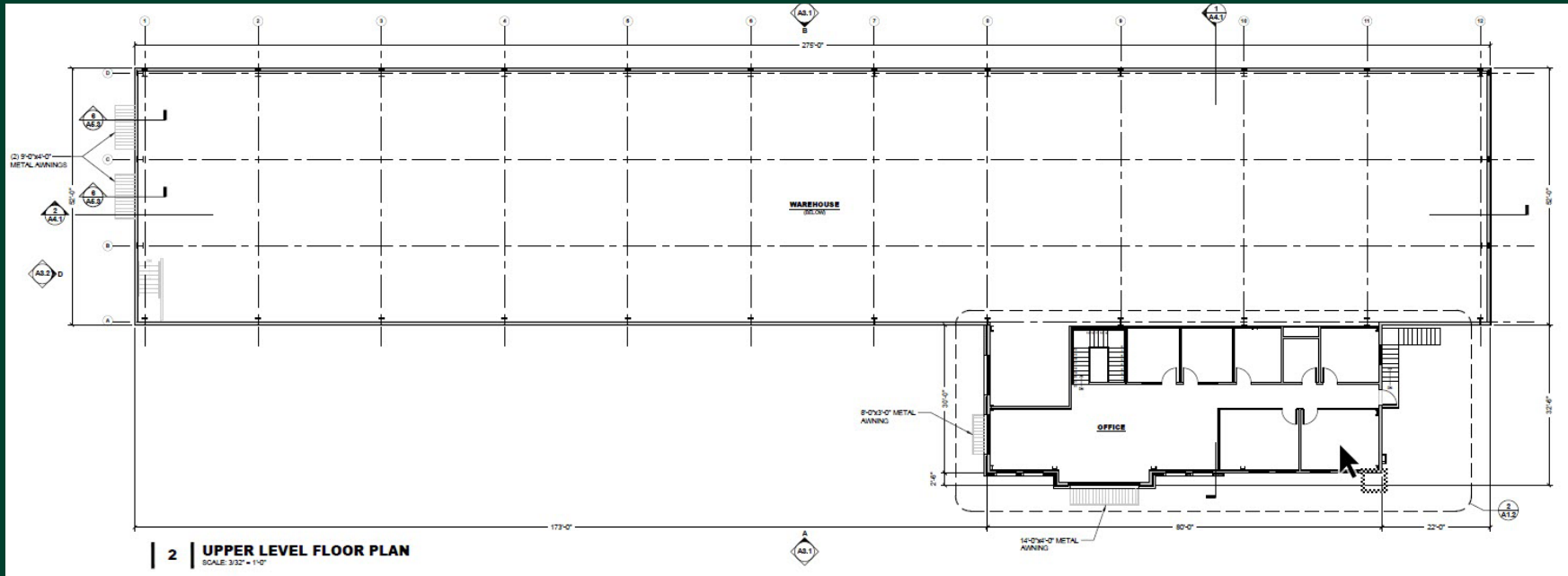


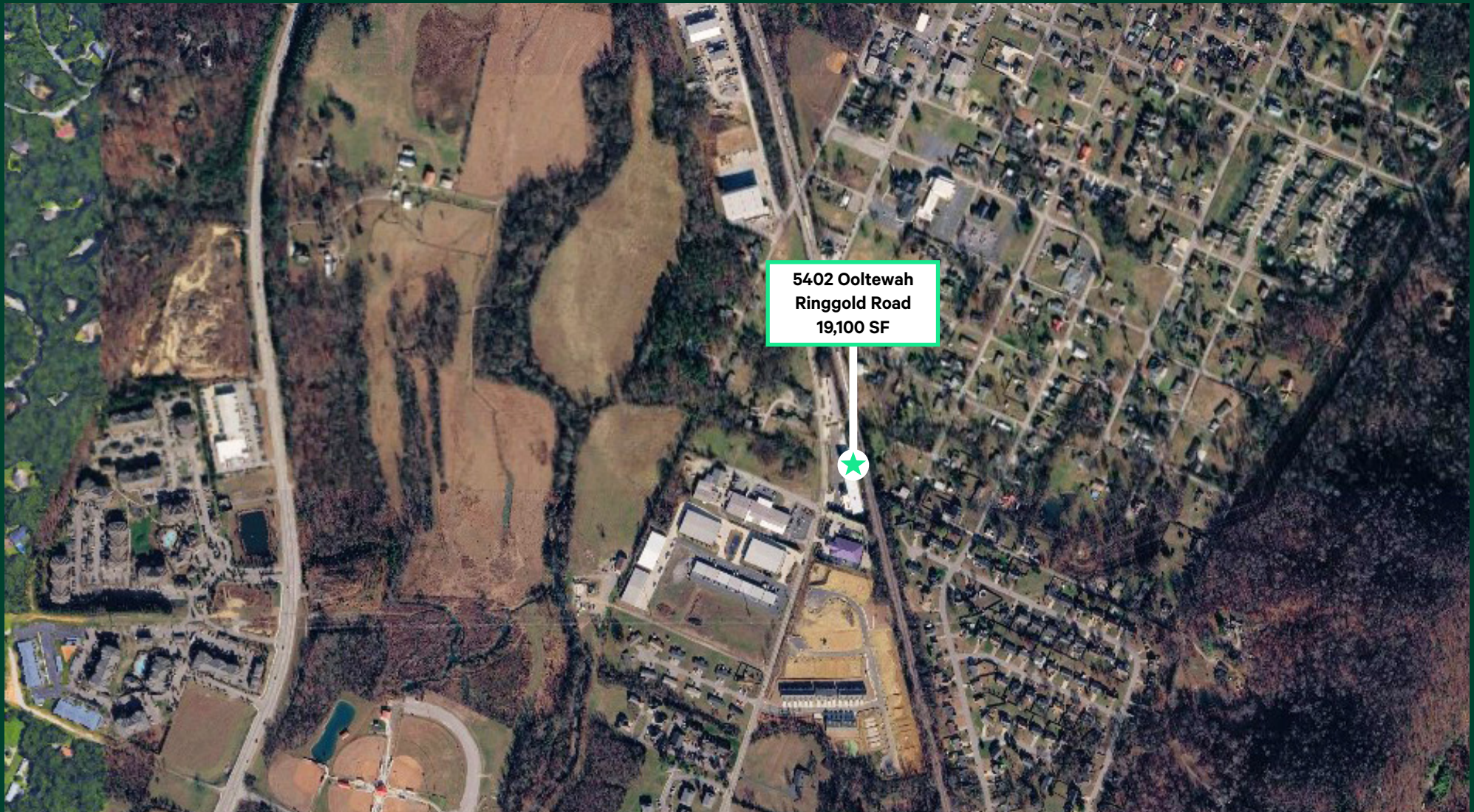
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