



INDUSTRIAL | Move-In Ready
3800 BUILDING



ZONED M-1



3800

**Amnicola Hwy.
Chattanooga, TN**



**URBAN STORY
VENTURES**

UrbanStoryVentures.com

Contact:
Jimmy White, President
Sierra Pitts, Director of Business Affairs
Leasing@UrbanStoryVentures.com
O: 423.521.3268



NOW AVAILABLE
Suite 3807
27,635 - 34,709 SF

PRISTINE PROPERTY IN PRIME LOCATION. LOTS OF FLEXIBILITY AND OPPORTUNITY.

This former Arcade Beauty industrial site is an ideal choice for manufacturing, warehouse, or other industrial tenants looking for a pristine space to relocate or expand. From manufacturing and storage space to lab and R&D rooms, to plentiful office and meeting suites, it has it all. The property is conveniently located at a traffic light and sits on a major highway just minutes to multiple interstates, the airport, and the Tennessee River.

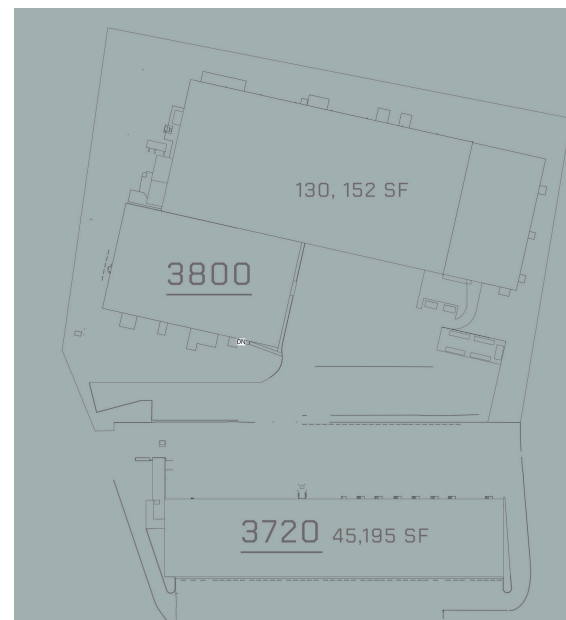
ONE OR MULTI-TENANT LEASING FLEXIBILITY

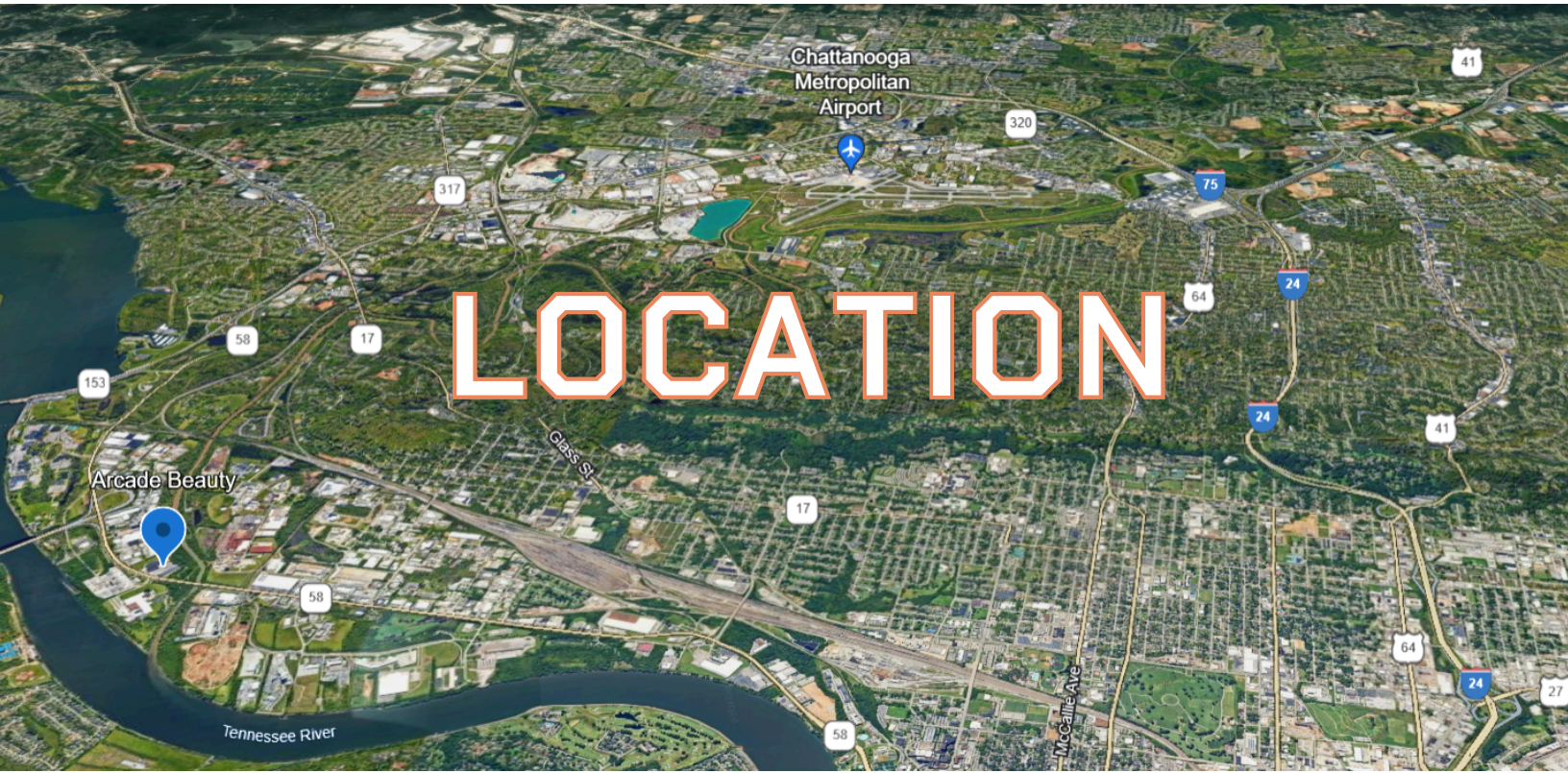
3800 Building

- Suite 3807 Available
- 27,635 - 34,709 SF
- \$10-12/SF (NNN)

3720 Building

- Fully Leased





SITUATED IN A MAJOR SOUTHEAST INDUSTRIAL CORRIDOR

Neighbors: Chattanooga Coca-Cola Production Center | Cola-Cola United Packers | Pepsi Bottling Group | BASF | Southern Champion Tray | Fillauer Companies | RockTenn | Kenco Logistics | Norfolk Southern | Roadtec | Amazon

Other Major Area Employers: VW | Gestamp | Sesé | Sanofi | TVA | McKee Foods Corp. | Hospitals | Insurance Co.s | Logistics Co.s



Entrance at traffic light



2.5 Miles to Hwy-153



10.5 Miles to I-24



8.5 Miles to I-75

Chattanooga

Under 2-Hour Drive to:

- Atlanta
- Nashville & Knoxville
- Birmingham & Huntsville

Under a Half-Day Drive to
Multiple Ports

3800 Building



HIGHLIGHTS

- 27,635+ SF | \$12 PSF
- 14' Ceilings
- storefront/signage opportunity
- Conveniently located at a traffic light in a major industrial corridor
- Climate-controlled
- Drive-in door / dock door
- 35 parking spots
- Ideal for storage, light manufacturing, or warehouse use



3800 Interior | 27,635+ SF



F
L
E
X

AVAILABLE NOW



3800 Floor Plan - Floor 1



Arcado 3800 Lvl. 1		Arcado 3800 Lvl. 1		Arcado 3800 Lvl. 1	
Name	Area	Name	Area	Name	Area
01.2.01	15258.52	01.2.22	80.52	01.2.43	307.52
01.2.02	1606.52	01.2.23	147.52	01.2.44	4334.52
01.2.03	1643.52	01.2.24	135.52	01.2.45	26076.52
01.2.04	1548.52	01.2.25	216.52	01.2.46	2387.52
01.2.05	1623.52	01.2.26	162.52	01.2.47	617.52
01.2.06	1133.52	01.2.27	80.52	01.2.48	625.52
01.2.07	1363.52	01.2.28	239.52	01.2.49	211.52
01.2.08	185.52	01.2.29	29.52	01.2.50	126.52
01.2.09	184.52	01.2.30	183.52	01.2.51	71.52
01.2.10	272.52	01.2.31	173.52	01.2.52	696.52
01.2.11	286.52	01.2.32	177.52	01.2.53	136.52
01.2.12	332.52	01.2.33	29.52	01.2.54	126.52
01.2.13	1960.52	01.2.34	184.52	01.2.55	126.52
01.2.14	208.52	01.2.35	272.52	01.2.56	2403.52
01.2.15	444.52	01.2.36	25.12	01.2.57	222.52
01.2.16	617.52	01.2.37	31.52	01.2.58	577.52
01.2.17	17.52	01.2.38	6399.52	01.2.59	267.52
01.2.18	48.52	01.2.39	1121.52	01.2.60	103.52
01.2.19	185.52	01.2.40	1837.52	01.2.61	101.52
01.2.20	99.52	01.2.41	279.52	01.2.62	114.52
01.2.21	1129.52	01.2.42	653.52	01.2.63	17366.52



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STORY BEFORE VENTURE

**EXPANSIONS.
RELOCATIONS.
LAUNCHES.
WE'RE READY.**

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