

AVAILABLE FOR SALE OR LEASE

**1350 Mueller Avenue
Chattanooga, TN 37406**



Property Description:

Property Type: Industrial / Distribution

Warehouse Size: 101,150 ft²
9,400 m²

Office: 200 ft² (19m²)

Land Area: 8.75 Acres (3.5 Hectares)

Zoning: M-1 Manufacturing or
Warehouse/Distribution

**Located 7.5 Miles from Enterprise
South Industrial Park**

Expandable

AVAILABLE: Up to 101,150 ft²
(9,400 m²)

RATE: \$2.75 NNN

Asking Price: \$27/SF

Facility Information:

Year Built: 1994

Construction Type: Metal

Ceiling Height: 40 ft.

Column Spacing: 30 x 50
Floor: 5 inch concrete

HVAC: Office Only **WH:** Wall Fans

Roof: Metal Standard Seam

of Dock Doors: 8

of Drive Ins: 1

Sprinkler: Wet

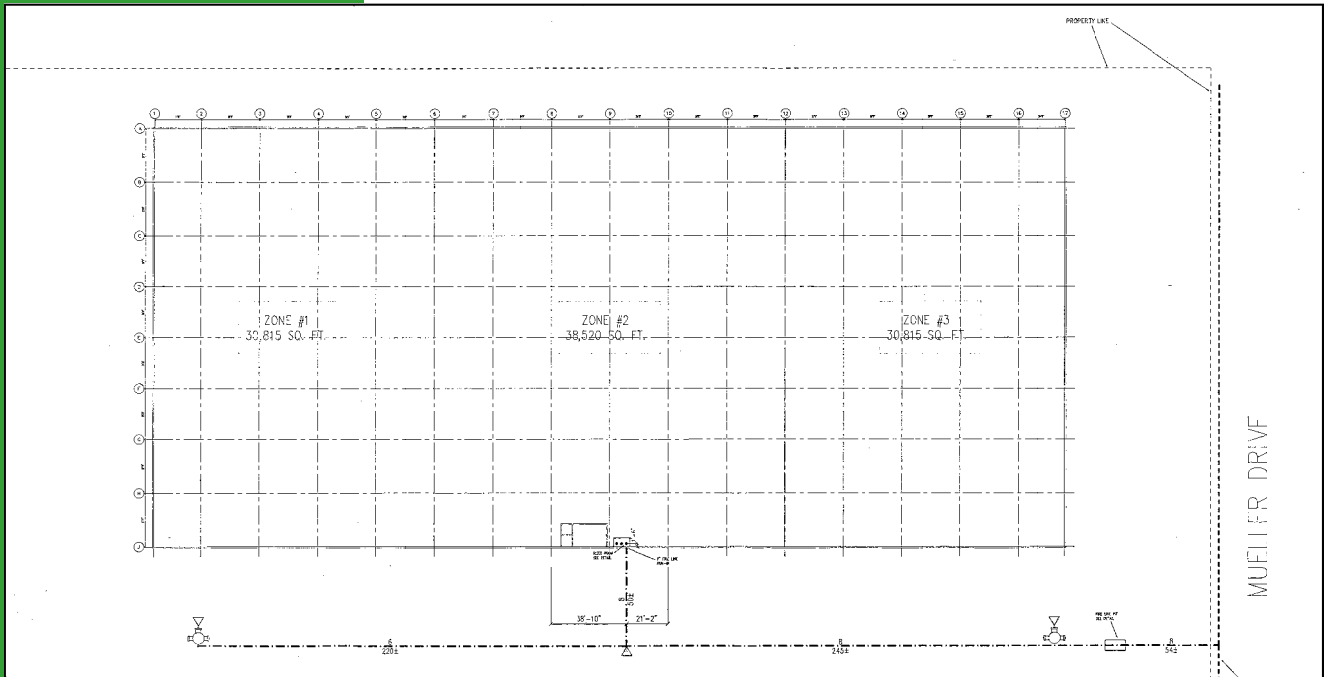
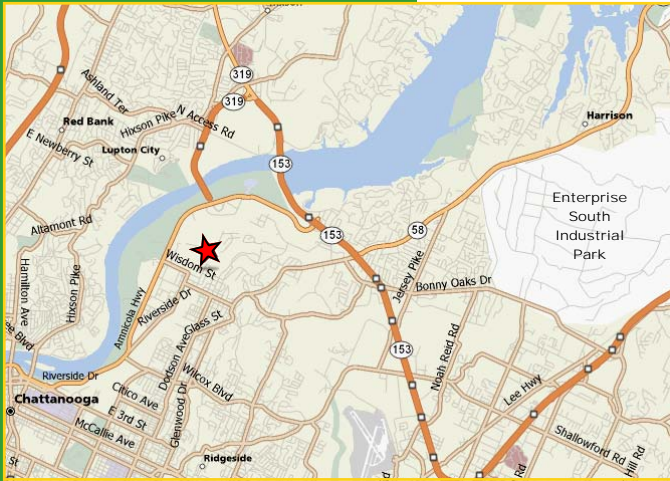
Security System



For more information contact:

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Utilities:

- Electric Service:** 3 Phase
- Gas Line Size:** 2"
- Water Line Size:** 2"
- Sewer Line Size:** 4"

Location:

- 9 Miles from the Chattanooga Airport**
- 4 Miles to I-75**
- 7.5 Miles from Enterprise South**
- 6 Miles to I-24**

