

AVAILABLE FOR SALE OR LEASE

**4309 Distribution Drive
Chattanooga, TN 37416**



Property Description:

Property Type: Industrial / Distribution

Building Size: 240,000 sq. ft.

Land Area: 12 Acres

Zoning: M-2

Ample Parking & Trailer Court

**Located 3 Miles from Enterprise
South Industrial Park**

AVAILABLE:

Warehouse: 43,000 sq. ft.

Office: 2,000 sq. ft.

PRICE: Negotiable

Facility Information:

Year Built: 1990

Construction Type: Block

Ceiling Height: 30 ft.

Column Spacing: 50 x 50

Floor: 5 inch concrete

HVAC: Office

Roof: Metal Standard Seam

of Dock Doors: 4

Door Dimensions: 8.5 X 10

of Drive Ins: 1

Sprinkler: Wet

Security System



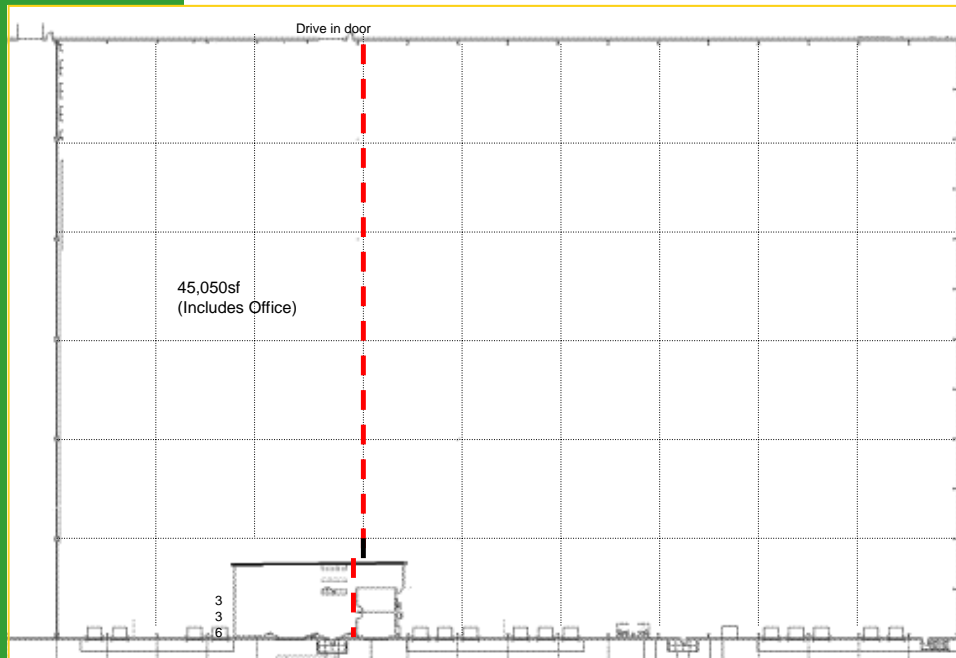
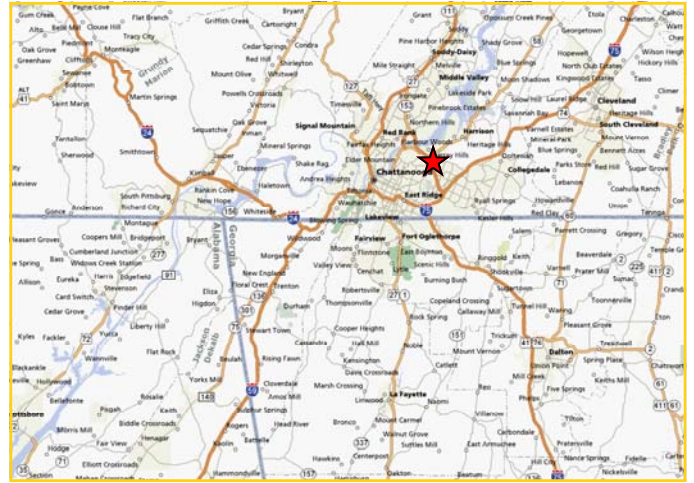
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REAL ESTATE

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Utilities:

- Electric Service:** 800 Amp 3 ph
- Gas Line Size:** 2"
- Water Line Size:** 3/4"
- Sewer Line Size:** 4"

Location:

- 2 Miles from the Chattanooga Airport**
- 3 Miles to I-75**
- 3 Miles from Enterprise South**
- 6 Miles to I-24**

