

AVAILABLE FOR SALE OR LEASE

**520 West 31st Street
Chattanooga, TN 37410**



Property Description:

Property Type: Industrial / Distribution
Building Size: 145,894 sq. ft.*
Warehouse: 132,146 sq. ft.*
Office: 13,750 sq. ft.*

Land Area: 5 Acres

Zoning: M-1

2008 Taxes: \$38,320.58

Parking:

Cars: 30

Trailers: 15

Rail Access: Norfolk Southern

Inside City of Chattanooga Enterprise Zone
(Offering Federal Tax incentives to businesses that invest, conduct business, or hire those in the area—www.renewal-community.com)

*Buyer to verify square footage

Facility Information:

Year Built: 1956

Construction Type: Block

Ceiling Height: 21 ft.

Column Spacing: 28 x 61
23 X 44

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

Roof: Single Ply Membrane—3 yrs old

of Dock Doors: 11

of Drive Ins: 13

of Rail Doors: 6

Sprinkler: Wet

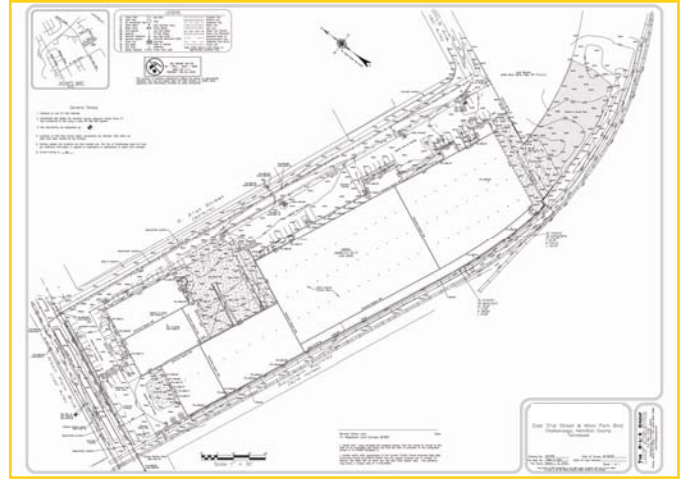
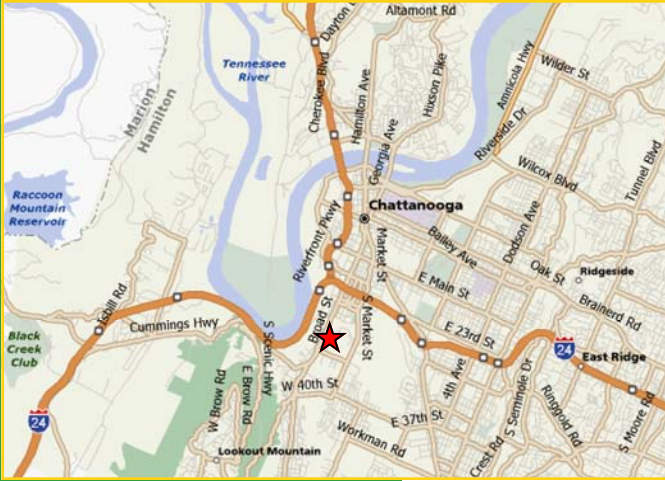
Security System



For more information contact:

Wilson McGinness
JDK Real Estate
2001 Riverside Drive
Chattanooga, TN 37406

Phone: 423-643-3258
Mobile: 423-290-0237
Fax: 423-622-2501
Email: wilson.mcginness@kencogroup.com



Currently Available for Lease:

Vacant: 30,000 sq. ft.*

Warehouse: 24,000 sq. ft.

Office: 6,000 sq. ft.

Ceiling Height: 21 ft.

Conference Room

Column Spacing: 21 X 47

Approx. 12 to 15 Individual Offices

of Dock Doors: 5

Kitchen

of Drive Ins: 1

Vault Room

of Rail Doors: 2

Supervisor Office

Restrooms

Several Restroom Facilities

Rate: Negotiable

Investment Sale Summary:

Building Size: 145,894 sq. ft.*

Price: Negotiable

Occupied SF: 115,894 sq. ft.*

Vacant SF: 30,000 sq. ft.*

*Buyer to verify square footage

