

AVAILABLE FOR SALE OR LEASE

3321 Dodds Avenue
Chattanooga, TN 37407



Property Description:

Property Type: Industrial / Distribution
Building Size: 140,000 sq. ft.*
Warehouse: 114,500 sq. ft.*
Mezzanine: 25,000 sq. ft.*
Office: 500 sq. ft.*

Land Area: 8 Acres

Zoning: M-1

2006 Taxes: \$24,385

Parking:

Cars: 10

Trailers: 20

Rail Access: Norfolk Southern

AVAILABLE FOR LEASE:
115,000 sq. ft.*
RATE: Negotiable

*Buyer to verify square footage

Facility Information:

Year Built: 1960

Construction Type: Block/Brick

Ceiling Height: 19 ft.

Column Spacing: 20 x 48

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

Roof: Single Ply Membrane—10 yrs old

of Dock Doors: 5

of Drive Ins: 2

of Rail Docks: 1

of Rail Doors: 1

Sprinkler: Dry

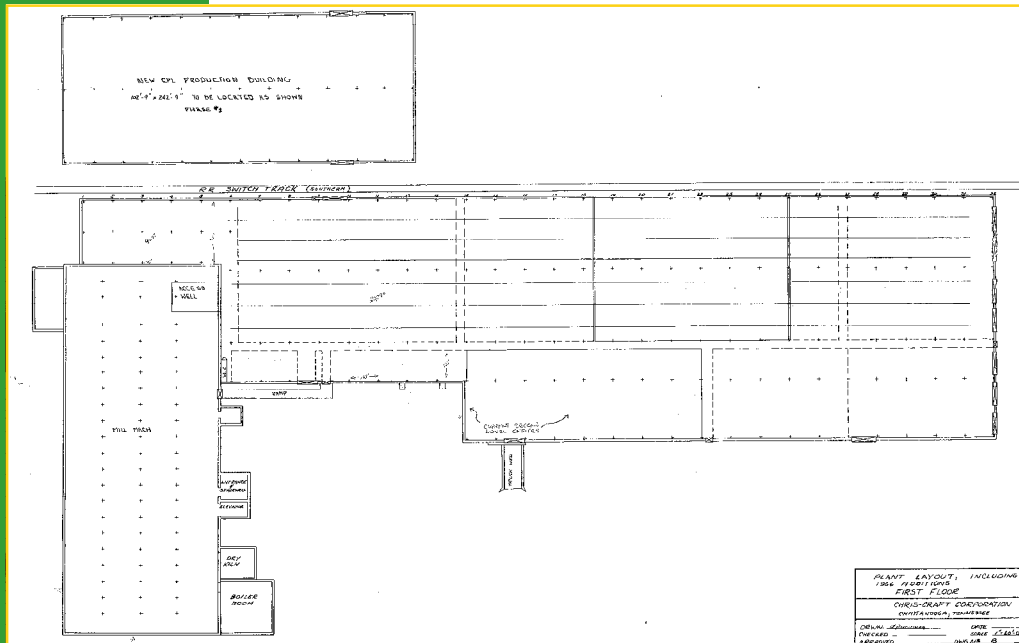
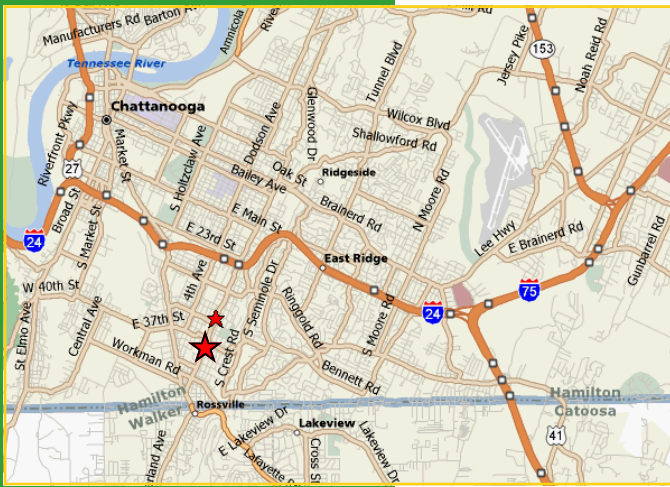
Security System



For more information contact:

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Investment Sale Summary:

Building Size: 140,000 sq. ft.*

Price: Negotiable

Also Available Adjacent to Property:

- 1) 29,000 sq. ft.* warehouse
Ceiling Height: 24 ft.
Land Area: 1.5 Acres

Price: Negotiable

- 2) 1.7 Acres Vacant Land

Price: Negotiable

*Buyer to verify square footage

