



4608 Kirkland Avenue | Chattanooga, TN 37410

Property Highlights

- Large industrial manufacturing facility
- Site redevelopment: Industrial, I.O.S, or multifamily
- Manufacturing, warehouse distribution
- Close proximity to downtown
- Truck scale
- Truck access from Rossville Blvd.
- Railroad access to site Norfolk Southern provider

Offering Summary

SALE PRICE:	\$3,500,000
TN PARCEL ID:	167C J 012 167F C 002 167C J 007 167F C 0011 167F B 012 167F C 003 167F B 011
LAND SIZE:	12± Acres
ZONING:	M1

Operating business, showings by appointment only

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

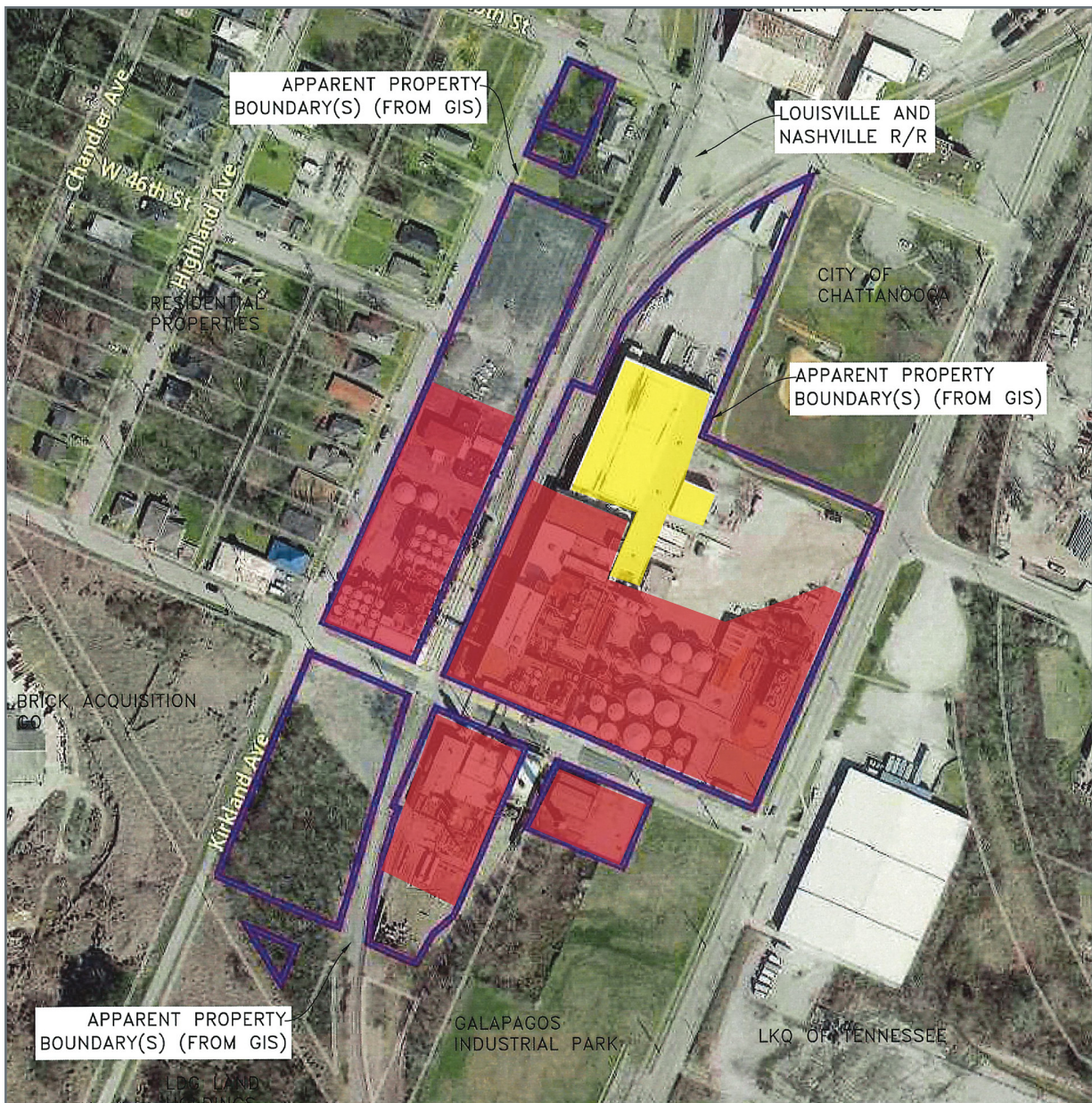
🌐 naicharter.com

**For more information,
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Broker Opinion:

Majority of the manufacturing facility will need to be demolished. Existing warehouse approximately 35,000 SF can be utilized with updating and repair.

Warehouse (highlighted in yellow)

- 24' ceiling height
- 9+ dock doors
- truck court
 - roof
- power 3 phase
- rail access

