

FOR LEASE | INDUSTRIAL OUTDOOR STORAGE

MERCHANT
REAL ESTATE GROUP

200 N HOLLY ST

CHATTANOOGA, TN 37404

PROPERTY HIGHLIGHTS

- LEASE RATE: CALL BROKER FOR PRICING
- ZONING: I-L (LIGHT INDUSTRIAL)
- LAND: 0.75+/- ACRES

PROPERTY SUMMARY

THIS 0.75± ACRE SITE SITS ON A LARGER PARCEL THAT INCLUDES AN EXISTING BUILDING (**NOT INCLUDED IN THIS LEASE**), GIVING TENANTS THE BENEFIT OF A SECURED, IMPROVED INDUSTRIAL SETTING WITHOUT THE OVERHEAD OF BUILDING SPACE THEY DON'T NEED.

THE LOT IS FULLY FENCED ALONG THE NORTH END OF THE PROPERTY AND SECURED BY AN AUTOMATIC GATE, OFFERING CONTROLLED ACCESS AND PEACE OF MIND FOR EQUIPMENT, FLEET VEHICLES, MATERIALS, OR TRAILER STORAGE. SITE LIGHTING IS IN PLACE TO SUPPORT SAFE, SECURE OPERATIONS AROUND THE CLOCK, AND AN EXISTING LOADING DOCK AREA ADDS FUNCTIONALITY FOR TENANTS NEEDING TO LOAD/ UNLOAD MATERIALS OR EQUIPMENT ON SITE.

FOR TENANTS WITH A SMALL OFFICE REQUIREMENT, POWER IS AVAILABLE TO SUPPORT AN OFFICE TRAILER — MAKING THIS A TURNKEY SOLUTION FOR CONTRACTORS, LOGISTICS OPERATORS, EQUIPMENT YARDS, OR OTHER USERS NEEDING A SECURE OUTDOOR STORAGE YARD CLOSE TO THE URBAN CORE.



AERIAL OVERHEAD

200 N HOLLY ST
CHATTANOOGA, TN 37404



MERCHANT
REAL ESTATE GROUP
+1 423 654-7106

BARRETT KIBBLE
BROKER
+1 423 715 9645
BARRETT@MERCHANTLH.COM

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