

1394 Workman Road

28,500 - 57,110 SF OF CLASS A INDUSTRIAL/MANUFACTURING FLEX SPACE



Property Overview

Building Features

- **Total SF:** 28,500 - 57,110 SF
- **Tax Parcel ID:** 168I-C-002
- **Total Office Area:** ±8,719 SF
- **Total Warehouse Area:** ±48,391
- **Ceiling Heights:** 17'9" Low Eave to 23' Center of Building
- **Drive In Door:** One with Ramp
- **Dock High Truck Doors:** Potential Location for 2
- **Column Spacing:** 25' x 50'
- **Electrical System:** 600 AMP - 480 Volt 3 Wire
800 AMP - 208/120 Volt 4 Wire
- **Sprinklered:** Yes
- **Heat:** Gas Heat
- **Conditioned Area:** Entire Bldg is Conditioned (Air & Heat)

Breakdown of Estimated Annual Operating Expenses:

- **Estimated CAM:** \$0.50/SF/YR
- **Estimated Real Estate Taxes:** \$0.58/SF/YR
- **Estimated Building Insurance:** \$0.15/SF/YR
- **Total OpEx:** \$1.23/SF/YR

±57K

Building Size (SF)

\$8.50

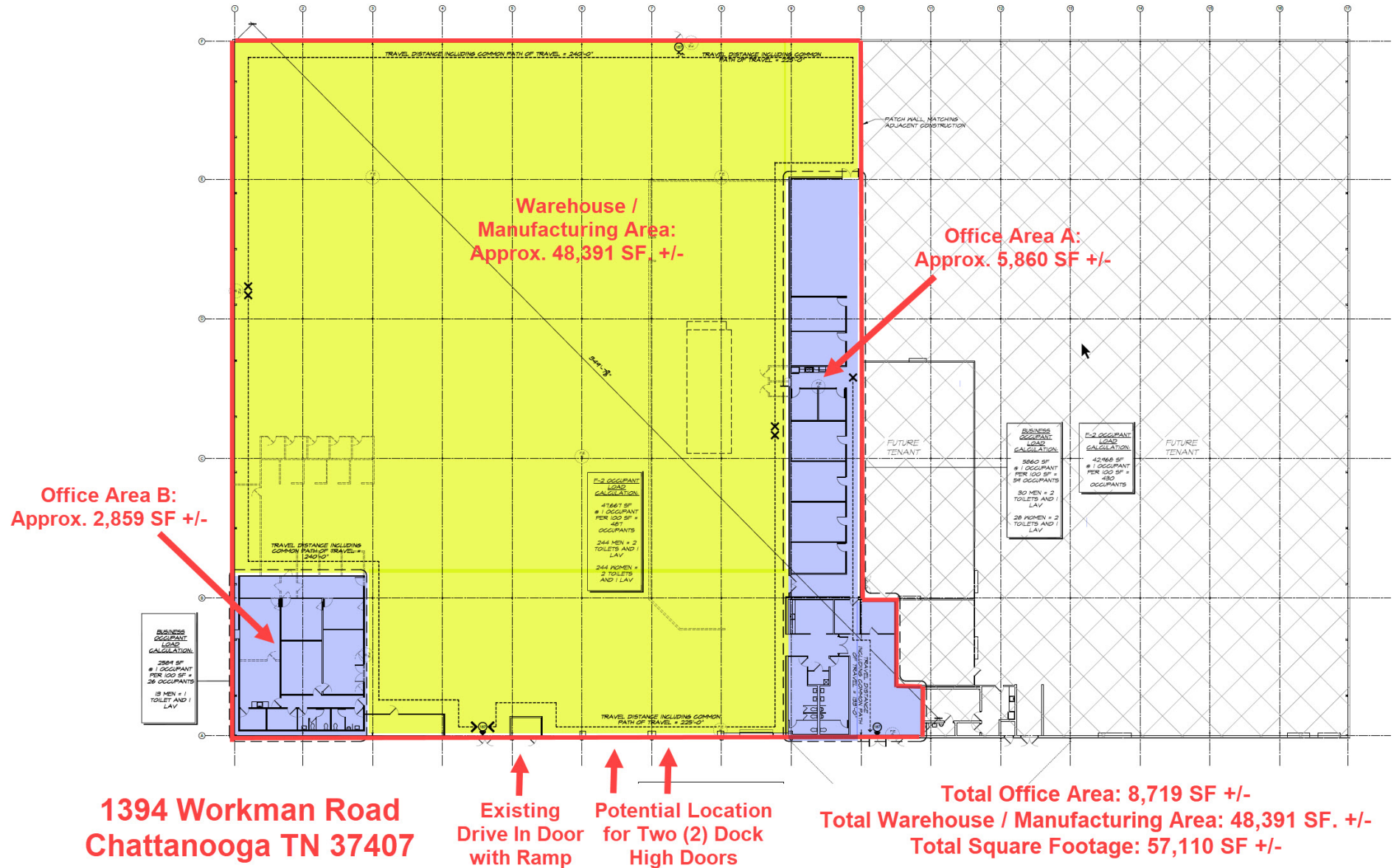
Lease Rate (\$/SF/YR NNN)

\$1.23

Estimated Annual OpEx (\$/SF/YR)







1394 Workman Road
Chattanooga, TN 37407

For Lease



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