

OFFICE FOR LEASE

OFFICE & WAREHOUSE SPACES - YARBROUGH BUSINESS CENTER

4071 S. Access Road, Chattanooga, TN 37406



PROPERTY SUMMARY

Available SF: 1,617 - 4,642 SF

Lease Rate: \$8.50 SF/month (MG; NN)

Building Size: 10,626 SF

Building Class: C

Ceiling Height: 18.0 FT

Zoning: M1

PROPERTY HIGHLIGHTS

- Conveniently Located RIGHT Off of Highway 153
- Warespace with Drive-In Doors Available
- Minutes from Downtown Chattanooga and Hamilton Place Area
- Easy Access to Chattanooga Metropolitan Airport, Volkswagen, I-75 and Highway 58
- Ample Parking

KW COMMERCIAL
423.664.1550
200 Manufacturers Road,
Suite 202
Chattanooga, TN 37405

LISA BROWN
Agent
423.432.2100
lisabrown@kw.com
TN #00321895 - GA #147873

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Lease Rate: \$8.50 SF/MONTH (MG; NN) **Total Space** 11,933 SF
Lease Type: MG; NN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 101	Office Warehouse	\$8.50 SF/MONTH	Modified Gross	1,760 SF	Negotiable
Suite 104	Office Warehouse	\$8.50 SF/MONTH	Modified Net	4,642 SF	Negotiable
Suite 108	Office Building	\$8.50 SF/MONTH	Modified Gross	1,617 SF	Negotiable
Suite 109	Office Warehouse	\$8.50 SF/MONTH	Modified Gross	3,914 SF	Negotiable

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OFFICE FOR LEASE

OFFICE & WAREHOUSE SPACE SUITE 101

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OFFICE FOR LEASE

OFFICE AND WAREHOUSE SPACE - SUITE 101

4071 S. Access Road, Chattanooga, TN 37406



Suite 101
Warehouse/Storage



Suite 101
Warehouse/Storage

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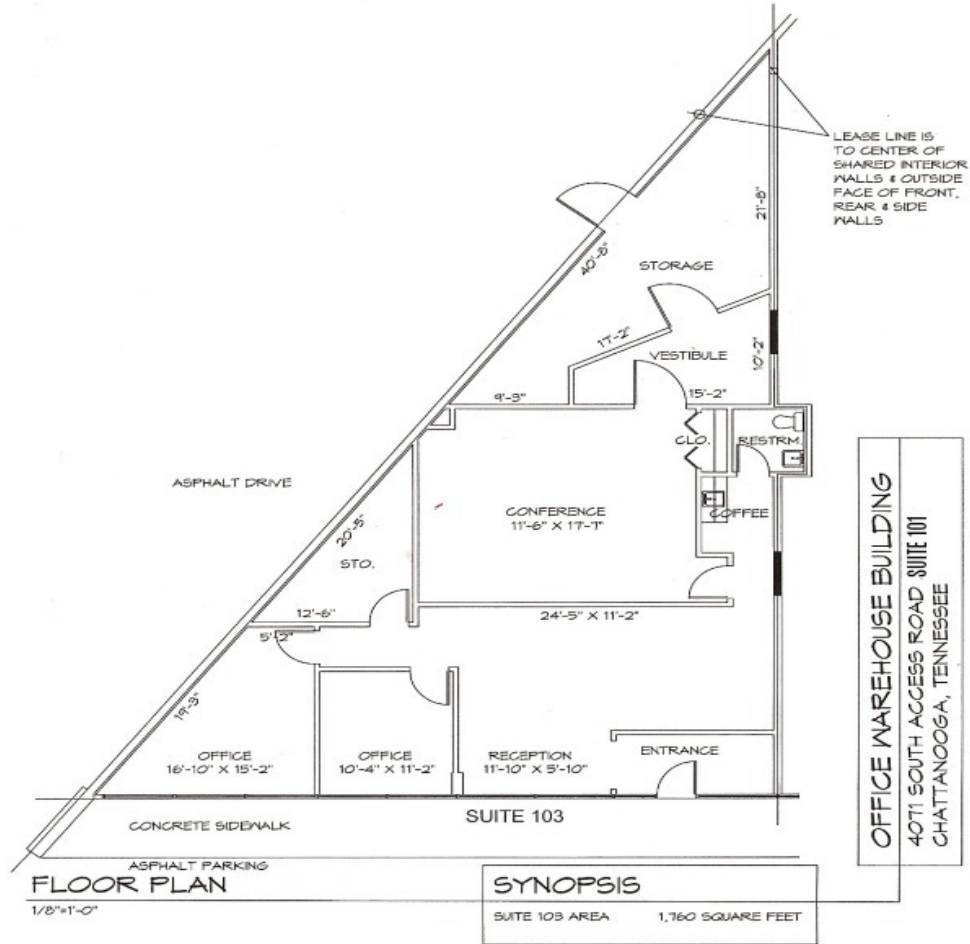
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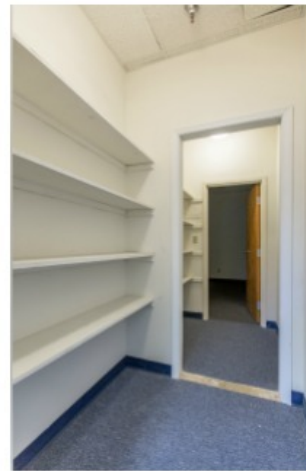


OFFICE WAREHOUSE BUILDING
4071 SOUTH ACCESS ROAD SUITE 101
CHATTANOOGA, TENNESSEE

SYNOPSIS
SUITE 103 AREA 1,760 SQUARE FEET

OFFICE AND WAREHOUSE SPACE - SUITE 104

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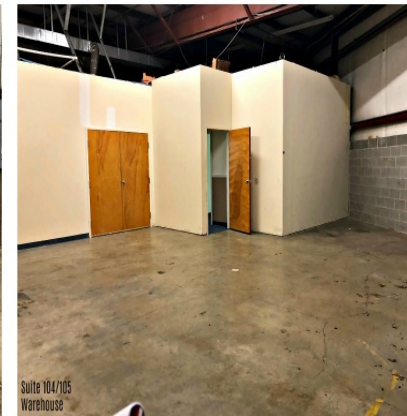
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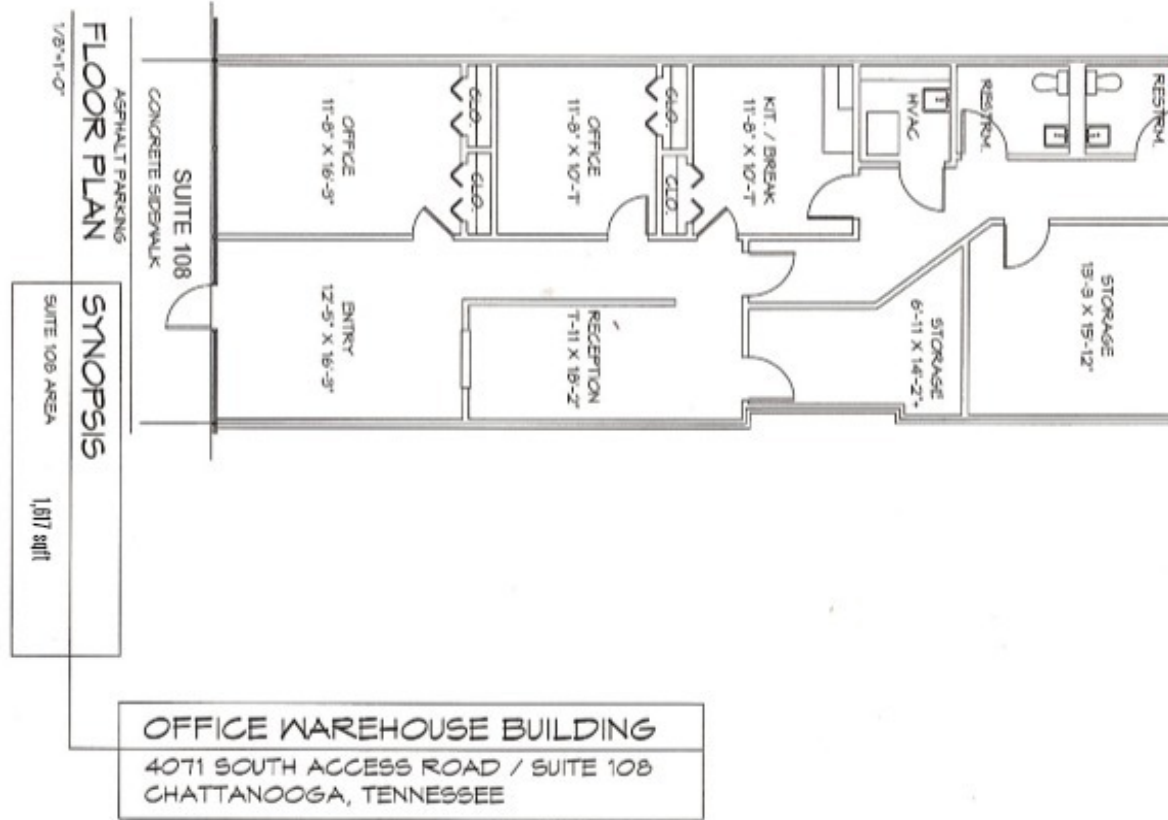
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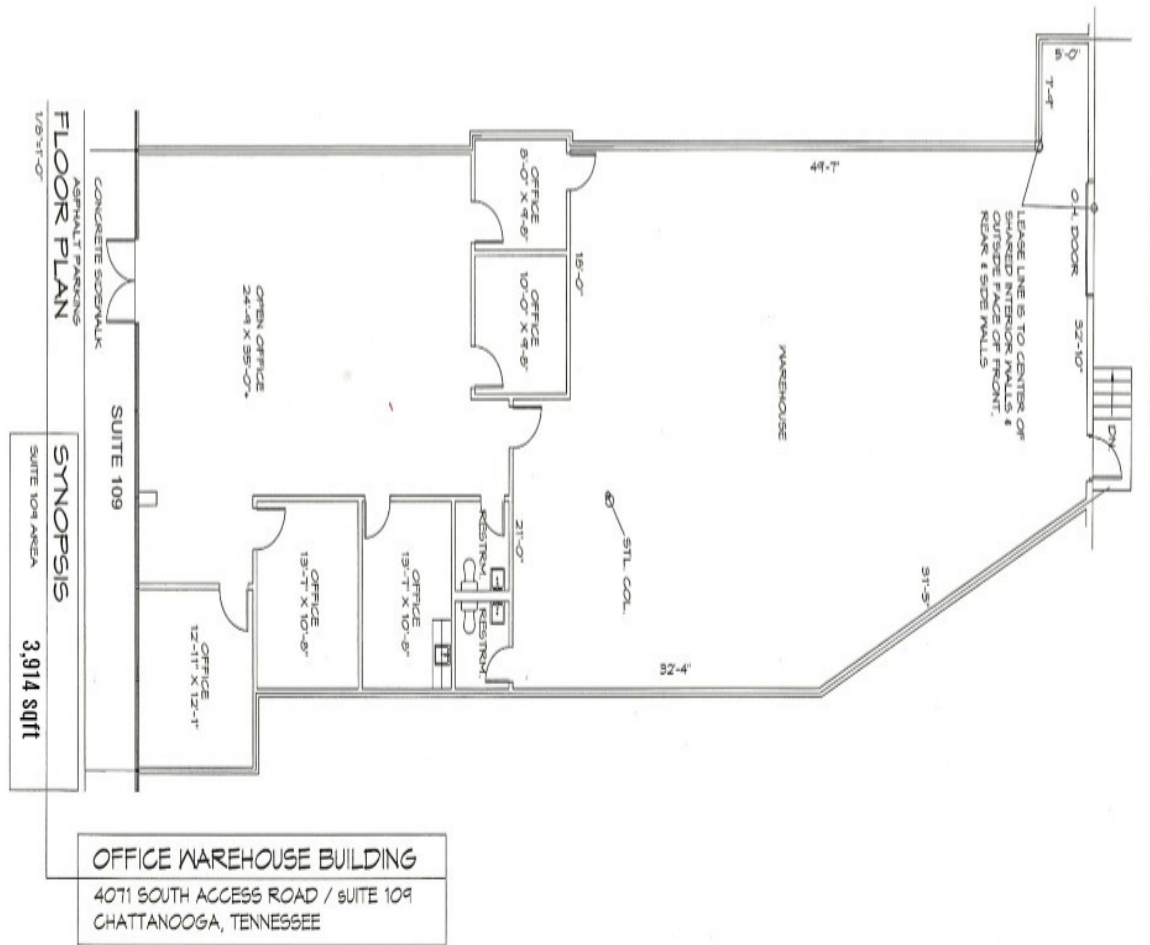
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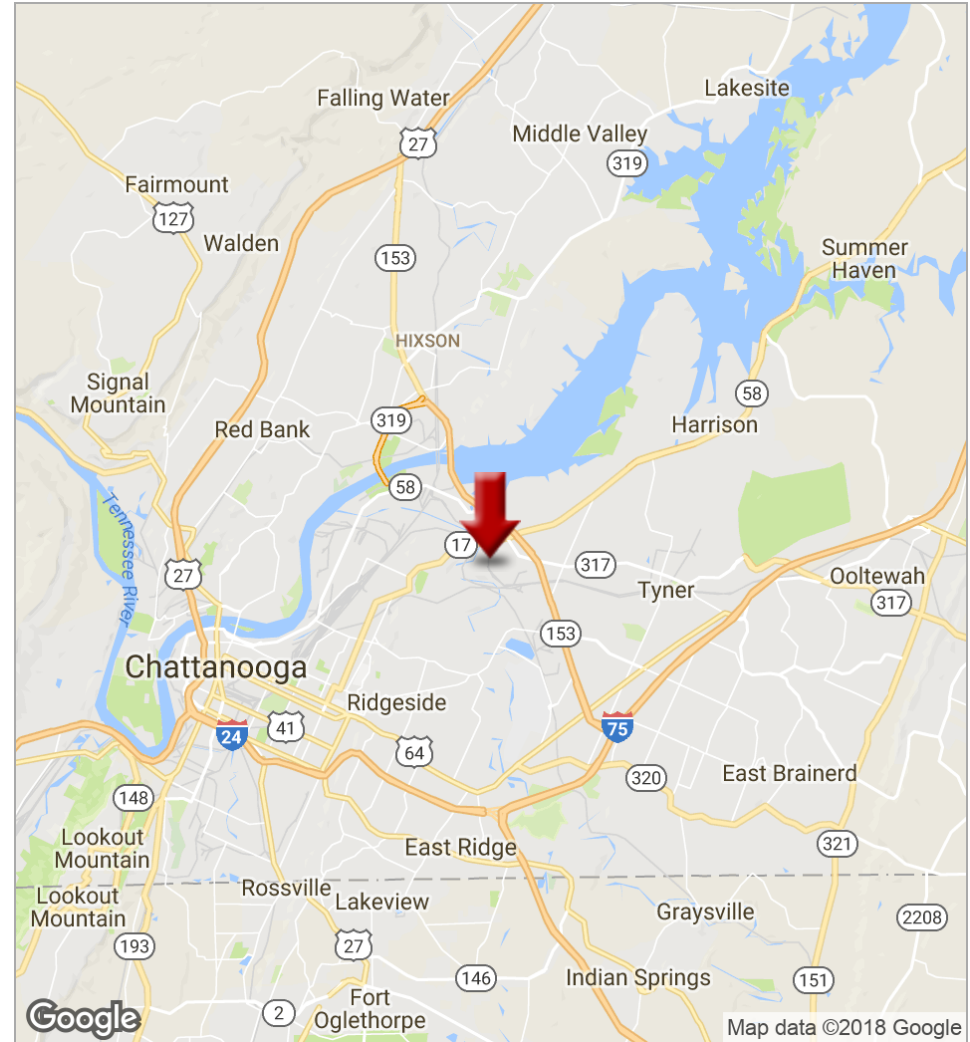
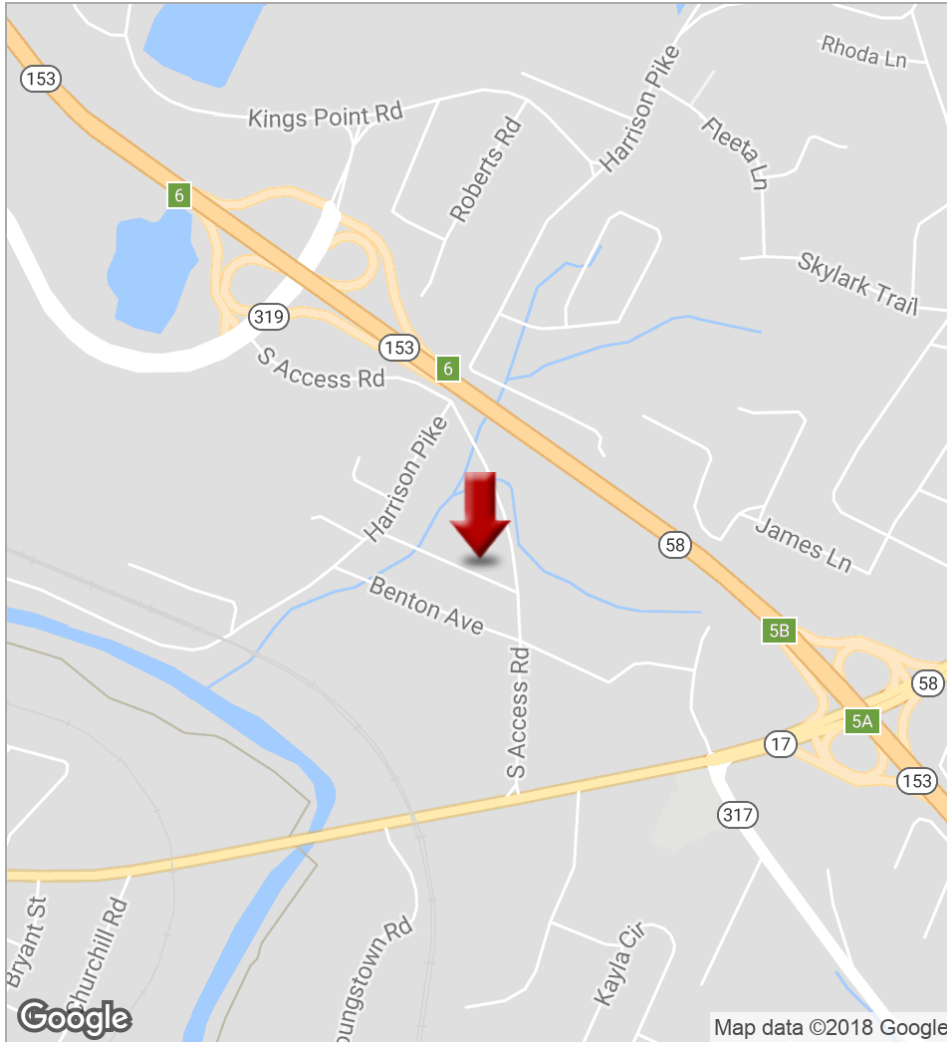
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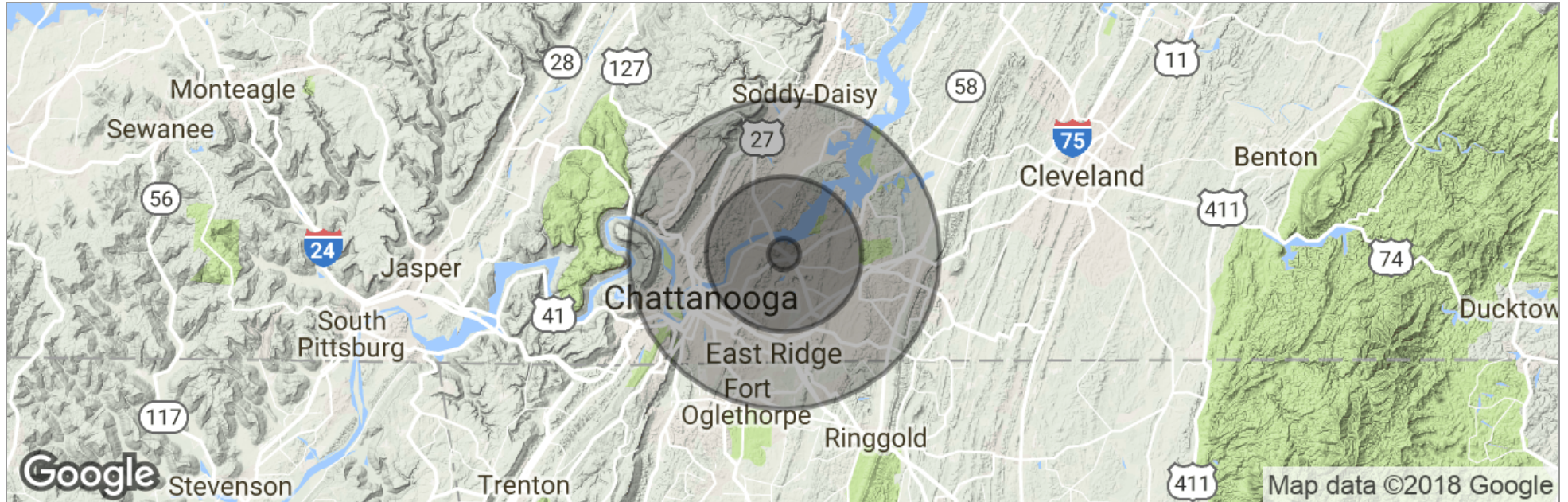
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	1 Mile	5 Miles	10 Miles
Total Population	2,169	93,669	344,656
Population Density	690	1,193	1,097
Median Age	43.0	38.4	38.2
Median Age (Male)	42.4	35.9	36.6
Median Age (Female)	44.6	41.0	40.2
Total Households	960	40,289	142,863
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$47,201	\$53,746	\$59,235
Average House Value	\$162,796	\$144,548	\$178,159

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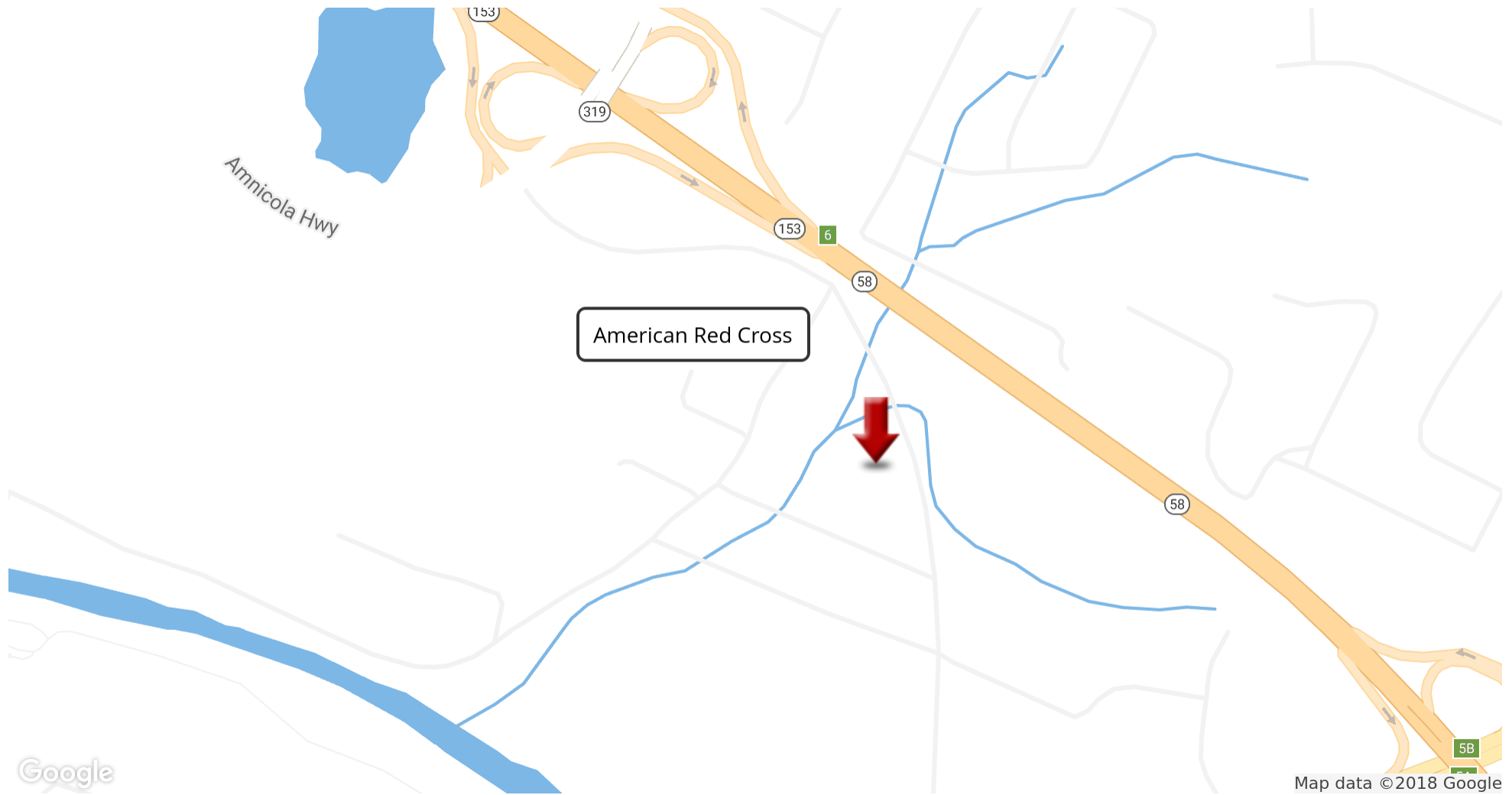
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