

Office Flex Space - Lee Hwy at Hwy 153

6234 Perimeter Drive, Chattanooga, TN 37421



Listing ID: 6614481
Property Type: Industrial For Lease
Industrial Type: Light Industrial
Rental Rate: \$650 - 1,450 (Monthly)
Monthly Rent: \$650 - 1,450
Lease Types: Gross Lease, Modified Gross
Contiguous Space: 1,000 - 3,000 SF
Total Available: 7,750 SF
Loading: 1 Door
Ceiling: 8 ft. / 12 ft. Clear
Drive-In Bays: 1



Property Overview

This office flex space park is composed of 7 buildings. Each suite has a roll up door on the front with both warehouse space and office space. The park has an office feel to it versus an industrial feel. There are several suites and floor plans to select from. The basic unit size is 1,000 square feet but some suites have been combined. The park is strategically located near the Lee Hwy and Hwy 153 interchange. Access to all parts of the city is convenient via Hwy 153 and I-75. These suites are perfect for the small business that needs office space with some warehouse storage and a roll up door.

More Information Online

<http://www.commercialpropertychattanooga.com/listing/6614481>



QR Code

Scan this image with your mobile device:

Property Details

General Information

Listing Name:	Office Flex Space - Lee Hwy at Hwy 153	Building Name:	Perimeter Park
Tax ID Number/APN:	1480 C 4.03	Gross Building Area:	28,704 SF
Industrial Type:	Light Industrial	Building Size (RSF):	28,704 SF
Zoning:	C2		

Available Space

Suite/Unit Number:	B101	Lease Type:	Gross Lease
Suite Floor:	B101	Space Type:	Relet
Space Available SF:	1,000 SF	Offices:	2
Minimum Divisible SF:	1,000 SF	Parking Spaces:	3
Maximum Contiguous SF:	1,000 SF	Drive In Bays:	1
Lease Rate:	\$800 (Monthly)	Rent Escalators:	Step-Up Lease
Date Available:	03/01/2012	Rent Escalators Description:	3.0% per year
Lease Term (Months):	24 Months		

Space Description: This is a very nice office flex space, one of the nicest in the complex. It has about 500 sf of office space and 500 sf of warehouse space. The handicap bathroom also has a shower. The warehouse side has one roll up door.

Available Space

Suite/Unit Number:	B102 & 103	Space Available SF:	1,750 SF
Suite Floor:	B102 & 103	Minimum Divisible SF:	1,750 SF

Prepared by Robert Fisher, Re/Max Renaissance Realtors
January 24, 2012 on TN Valley CLS

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Maximum Contiguous SF:	1,750 SF	Offices:	4
Lease Rate:	\$1,100 (Monthly)	Kitchen:	Yes
Date Available:	02/14/2011	Parking Spaces:	6
Lease Term (Months):	24 Months	Loading Docks:	0
Lease Type:	Modified Gross	Loading Doors:	1
Space Type:	Relet	Drive In Bays:	1
Conference Rooms:	1		

Space Description: This suite 1 roll door and warehouse area with the balance being office space. There is about 400 sf of warehouse. There are 2 restrooms. There are three offices with one large 20 x 20 foot large room. This room would make a large conference room or be good for cubicles. The tenants pays for his own utilities.

Available Space

Suite/Unit Number:	F102	Lease Rate:	\$1,200 (Monthly)
Suite Floor:	F102	Date Available:	03/01/2011
Space Available SF:	2,000 SF	Lease Term (Months):	24 Months
Minimum Divisible SF:	2,000 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	2,000 SF	Space Type:	Relet
Space Description:	This suite has 6 offices, a large kitchen area, 2 restrooms and about 150 sf of warehouse space. It has one roll up door.		

Available Space

Suite/Unit Number:	G101 & 102	Lease Rate:	\$1,450 (Monthly)
Suite Floor:	G101 & 102	Date Available:	02/01/2012
Space Available SF:	2,000 SF	Lease Term (Months):	24 Months
Minimum Divisible SF:	1,000 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	3,000 SF	Space Type:	Relet
Space Description:	This space is mostly warehouse space with two air conditioned offices.		

Available Space

Suite/Unit Number:	G103	Date Available:	02/01/2012
Suite Floor:	G103	Lease Term (Months):	24 Months
Space Available SF:	1,000 SF	Lease Type:	Modified Gross
Minimum Divisible SF:	1,000 SF	Space Type:	Relet
Maximum Contiguous SF:	3,000 SF	Drive In Bays:	1
Space Description:	This space is all warehouse with a roll up door. An office could be added.	Rent Escalators:	Step-Up Lease
Lease Rate:	\$650 (Monthly)	Rent Escalators Description:	3.0% per year

Area & Location

Market Type:	Medium	Highway(s) Access:	Interstates I-75, I-24 and I-59 are easily accessed via Hwy 153.
Property Located Between:	Lee Hwy and Hwy 153	Airports:	Chattanooga
Road Type:	Paved, 2-Track	Site Description:	The site level and at street grade. The site has a center drive way.
Property Visibility:	Good		
Transportation:	Bus, Highway, Airport		

Area Description: This area of town is the high growth part of Hamilton County. The VW and Amazon.com plants are nearby. Hamilton Place Mall is 5 minutes away.

Building Related

Total Number of Buildings:	7	Parking Ratio:	3
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Good	Total Parking Spaces:	84
Year Built:	1995	Parking Description:	Parking is directly in front of each building.
Exterior Description:	Masonry and steel	Ceiling Height:	8

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Clear Height: 12
Overhead Cranes: 0
Heat Type: Gas

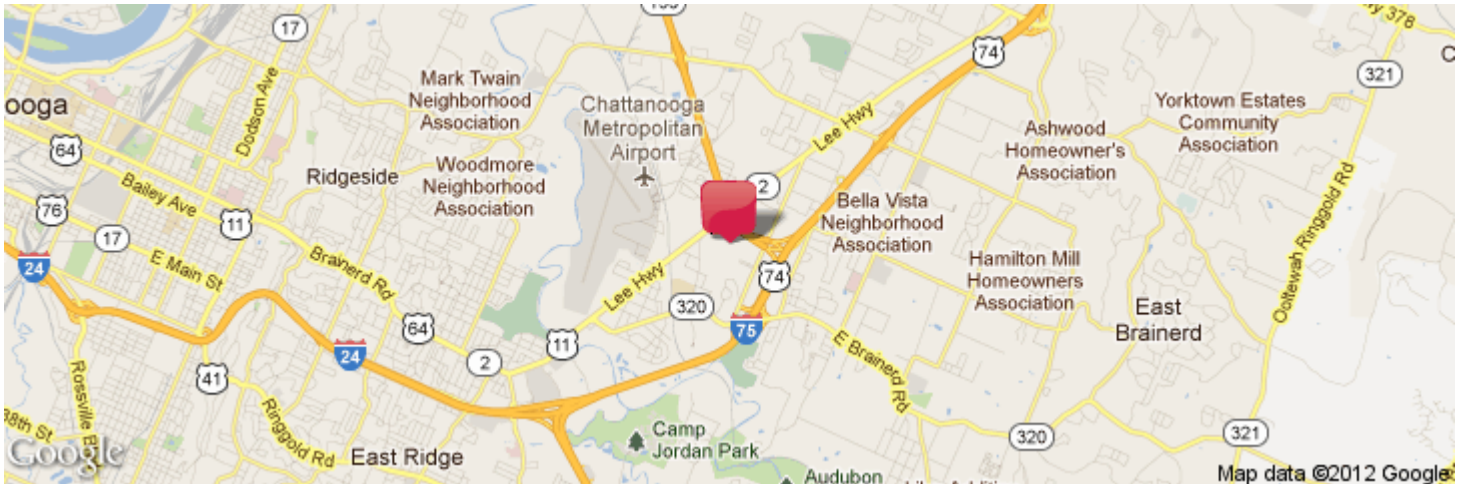
Heat Source: Central
Air Conditioning: Engineered System
Lighting: Fluorescent, Incandescent

Land Related

Zoning Description:	C2	Lot Depth:	516
Total Land Size:	2.16 Acres	Topography:	Level
Lot Frontage (Feet):	185		

Location

Address:	6234 Perimeter Drive Chattanooga, TN 37421	County:	Hamilton
		MSA:	Chattanooga



Property Images



Side View



Complex Sign



Aerial view of office flex park



Center of driveway

Property Contacts



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