

Commercial Retail/Office/Flex Space

4100 Dayton Boulevard, Chattanooga, TN 37415

THE
RAINES
GROUP
REAL ESTATE

Listing ID: 30674948
 Status: Active
 Property Type: Retail-Commercial For Lease
 Retail-Commercial Type: Free-Standing Building, Mixed Use
 Contiguous Space: 2,922 - 3,750 SF
 Total Available: 6,672 SF
 Lease Rate: \$5 - 12 PSF (Annual)
 Base Monthly Rent: \$1,562 - 2,922
 Lease Type: NNN



Overview/Comments

This Commercial Parcel has a 2,922 Retail building with 2 10x10 overhead doors, bonus shed and wash bay. There is also a 3,750 SF metal warehouse with 20x20 overhead door and 10x10 overhead door in the rear,

More Information Online

<https://commercial.gcar.net//listing/30674948>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 033109J B 01000
 Retail-Commercial Type: Free-Standing Building, Mixed Use, Street Retail
 Zoning: C-2

Gross Building Area: 6,672 SF
 Land Area: 0.92 SF

Available Space

Suite/Unit Number: 109
 Space Available: 3,750 SF
 Minimum Divisible: 3,750 SF
 Maximum Contiguous: 3,750 SF
 Space Description: Metal Building. Gas heat heat and electric air. 20x20 overhead door with 10x10 overhead door in rear. Open Warehouse space.
 Space Type: Relet
 Date Available: 03/01/2021

Lease Term (Months): 60 Months
 Lease Rate: \$5 PSF (Annual)
 Lease Type: NNN
 Offices: 1
 Real Estate Taxes: \$0.68 PSF (Annual)
 Operating Expenses: \$0.57 PSF (Annual)
 Rent Escalators: Step-Up Lease
 Rent Escalators Description: 3% annually

Available Space

Suite/Unit Number: 4100
 Space Available: 2,922 SF
 Minimum Divisible: 2,922 SF
 Maximum Contiguous: 2,922 SF
 Space Description: 3 Offices and 2 truck bays with 10x10 overhead doors. Grease separator in rear shed.
 Space Type: Relet
 Date Available: 04/01/2021
 Lease Term (Months): 60 Months

Lease Rate: \$12 PSF (Annual)
 Lease Type: NNN
 Offices: 3
 Parking Spaces: 0
 Real Estate Taxes: \$0.68 PSF (Annual)
 Operating Expenses: \$0.57 PSF (Annual)
 Rent Escalators: Step-Up Lease
 Rent Escalators Description: 3% annually

Area & Location

Retail Clientele:	General, Business	Highway Access:	Corridor J is within 1/4 mile
Property Located Between:	Woodrow Avenue & E. Meadowbrook Dr.	Site Description:	Flat corner lot
Largest Nearby Street:	Dayton Blvd, & Ashland Terrace	Area Description:	Commercial. Some residential off Dayton Blvd.

Building Related

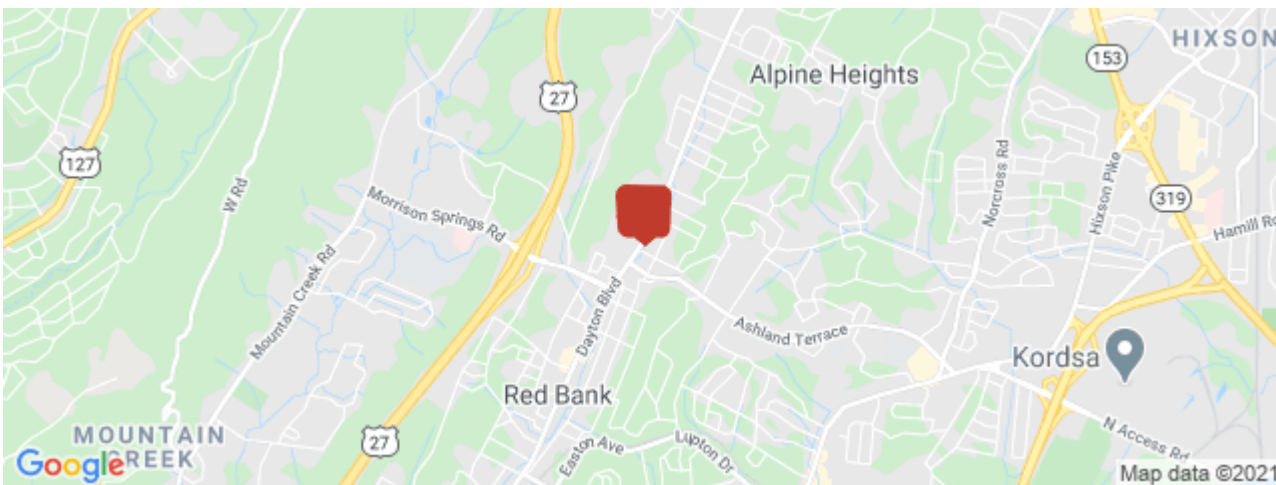
Tenancy:	Single Tenant	Parking Type:	Surface
Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good	Sprinklers:	None
Year Built:	1984	Heat Type:	Electricity, Natural Gas
Year Renovated:	2003	Heat Source:	Central, Ceiling Units
Construction/Siding:	Brick/Aluminum Siding	Air Conditioning:	Engineered System, Window Unit
Exterior Description:	Retail Building has brick and glass exterior. Rear warehouse building is a Butler type metal building with 25 ft + height.	Internet Access:	Cable, T1/T3, Fiber Optic
		Interior Description:	3 Offices in Retail Building with 2 truck bays.

Land Related

Zoning Description:	C-2	Water Service:	Municipal
Lot Frontage:	189	Sewer Type:	Municipal
Lot Depth:	275	Easements:	Utilities

Location

Address:	4100 Dayton Boulevard, Chattanooga, TN 37415
County:	Hamilton
MSA:	Chattanooga



Property Images



Store Front of 3011 Dayton Blvd



Side View of Shed Area (1)



Store Front of 3011 Dayton Blvd



Side View of Shed Area (2)



Warehouse



Street View on Dayton Blvd

Property Contacts



Tony H Brock

The Raines Group, Inc.

423-260-2429 [M]

423-875-3600 [O]

tbrock@rainesgroup.com