

6139 Preservation Drive

Chattanooga, TN 37416

Comments

The multi-tenant office building is located in the center of The Bonny Oaks Industrial Park. The Park has long been a desirable location for office and industrial users. The close proximity of I-75, Hwy 153, Volkswagen, and Amazon has only reinforced the demand.

This property would make an excellent investment for owner/user with additional space for expansion or rental income. Each suite is individually metered.

Sale Price: \$1,000,000

Property Description

Total Land	1.07 +/- Acres
Total Sq. Ft.	10,440 SF
Tax Parcel #1	129K B 039
2017 RE Taxes	\$17,002.63
Zoning	M-2
Built	1991
Type	Multi-Tenant
Roof	Rubber Membrane
Drive In Doors	2
Parking	Ample Parking
Tenants	Office Pride and Smartwool
Vacancy	Suite 2 (4,000 SF)

For more information:

Chad Wamack, Broker

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For Sale
Office Building
6139 Preservation Dr

Property Photos



For Sale
Office Building
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Aerial Map



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Tenant Summary

Tenant: Office Pride of Chattanooga

Office Pride® has been providing quality commercial cleaning services to their customers for 25 years. Providing quality commercial cleaning services and total floor care delivered in a professional and consistent manner to businesses throughout the community.

Today, Office Pride has franchise locations across the country with a history of steady growth. Their philosophy is not to be the biggest but the best—the best franchise system, the best commercial cleaning service and the best company for people to achieve their dreams. Office Pride delivers the service you expect, with the integrity you deserve.



<http://officepride.com/Chattanooga-0235/>

Tenant: Smartwool

SMARTWOOL PERFORMANCE SOCKS: BORN IN COLORADO.

Made in America using the finest Merino from around the world.

Their story starts in the heart of the Colorado Rockies where product ideas are born every time we step out our back door.

At the heart of our products is the highest quality Merino yarn available, from sheep raised in some of the most amazing places on earth. Places like the beautiful ranches of New Zealand and Uruguay.

But that's only part of their story. The timeless craftsmanship found in the American Southeast skillfully transforms fiber to form, ultimately making the world's best performance socks, right here in America.

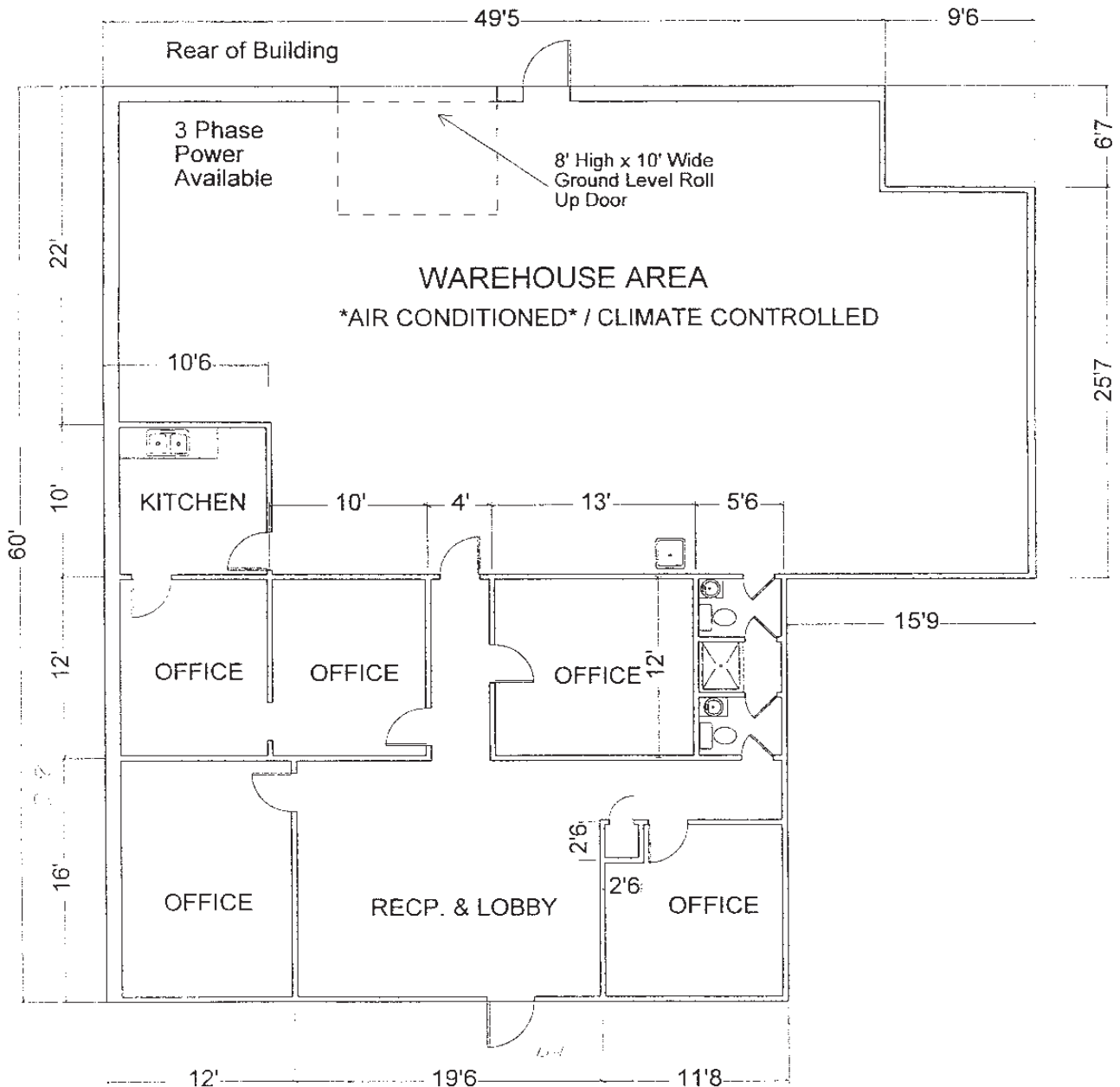


<https://www.smartwool.com/>

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Floor Plan Suite 1

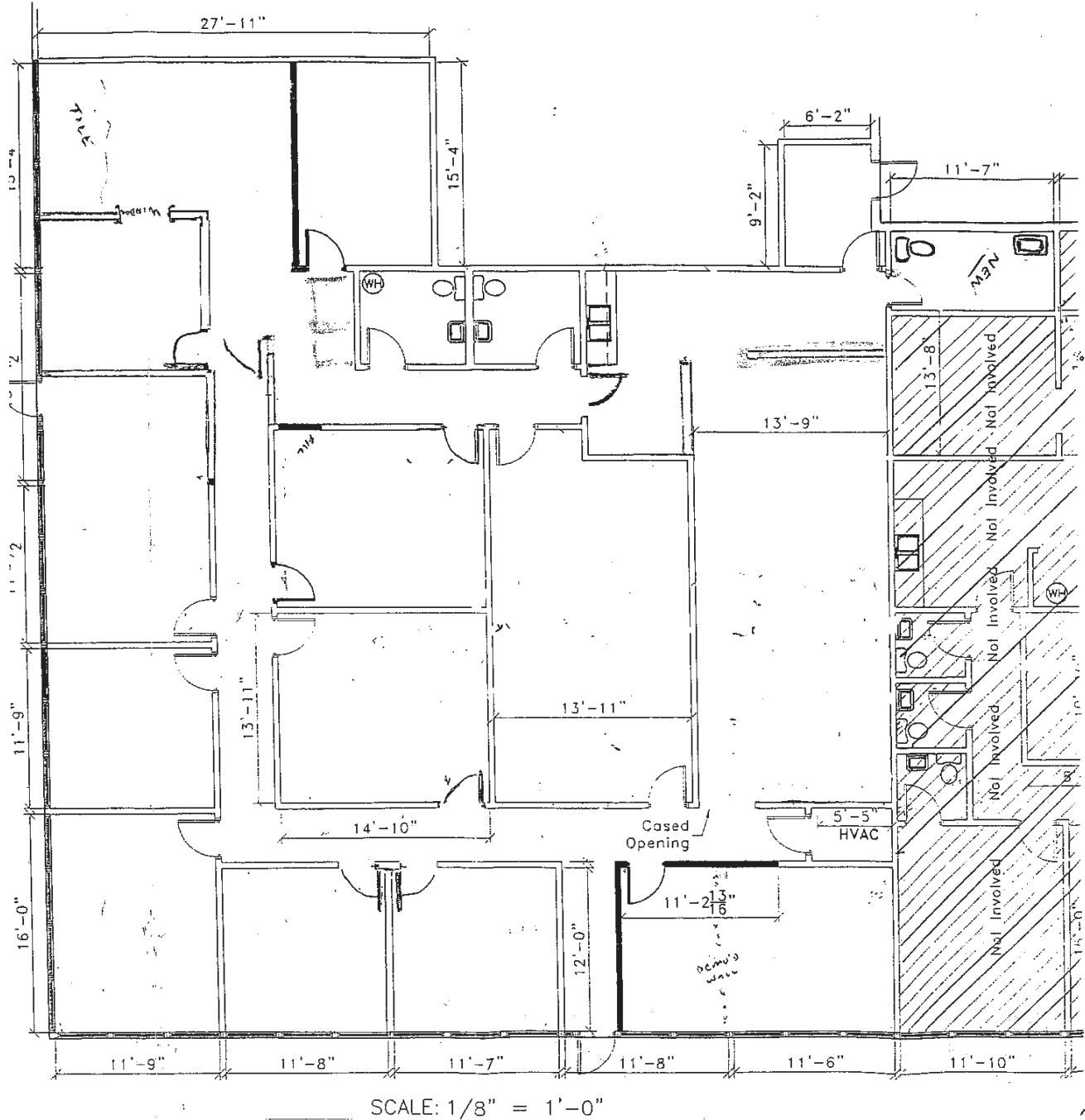
Tenant: Office Pride
3,134+/- SF



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Floor Plan Suite 2

Tenant: VACANT
4,000+/- SF



For Sale
Office Building
6139 Preservation Dr

Floor Plan Suite 3

Tenant: Smartwool
3,500+/- SF

