



FOR LEASE

470 4TH STREET SOUTHEAST

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

16,845 SF

CLEVELAND, TN



**PHOENIX
LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.

PROPERTY DETAILS

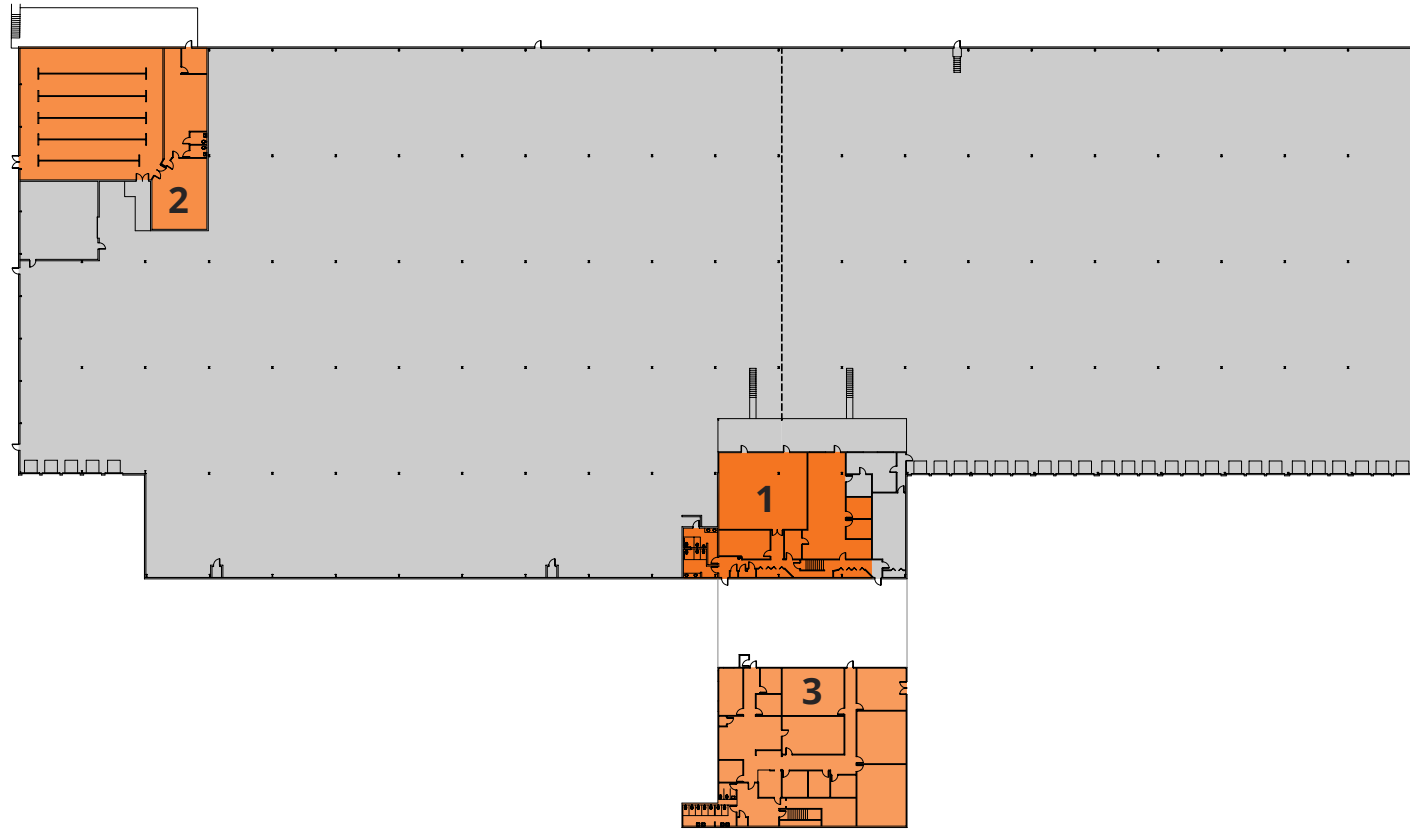
470 4TH STREET SOUTHEAST | CLEVELAND, TN

| | |
|---------------------------|--------------------------------------|
| AVAILABLE SPACE | 16,845 SF |
| OFFICE SPACE | 11,489 SF |
| LAB SPACE | 5,356 SF |
| FLOORS | 2 |
| DOCKS | 29 |
| CLEAR HEIGHT | 25' 6" - 35' 8" |
| ROOF | Steel, Pitched |
| WALLS | Metal |
| FLOORS | 6" Reinforced |
| YEAR BUILT | 1985 |
| FIRE SUPPRESSION | 100% Wet |
| POWER | 277/480-volt, 3-phase, Four-wire |
| PARKING | 100 Surface Spaces |
| LAND AREA | 5.44 Acres |
| ZONING | IH - Heavy Industrial |
| PARCEL ID | 057D-S001.00-000 057E-C-013.00-000 |
| OPEX ESTIMATE 2022 | \$0.49 |



FLOOR PLAN

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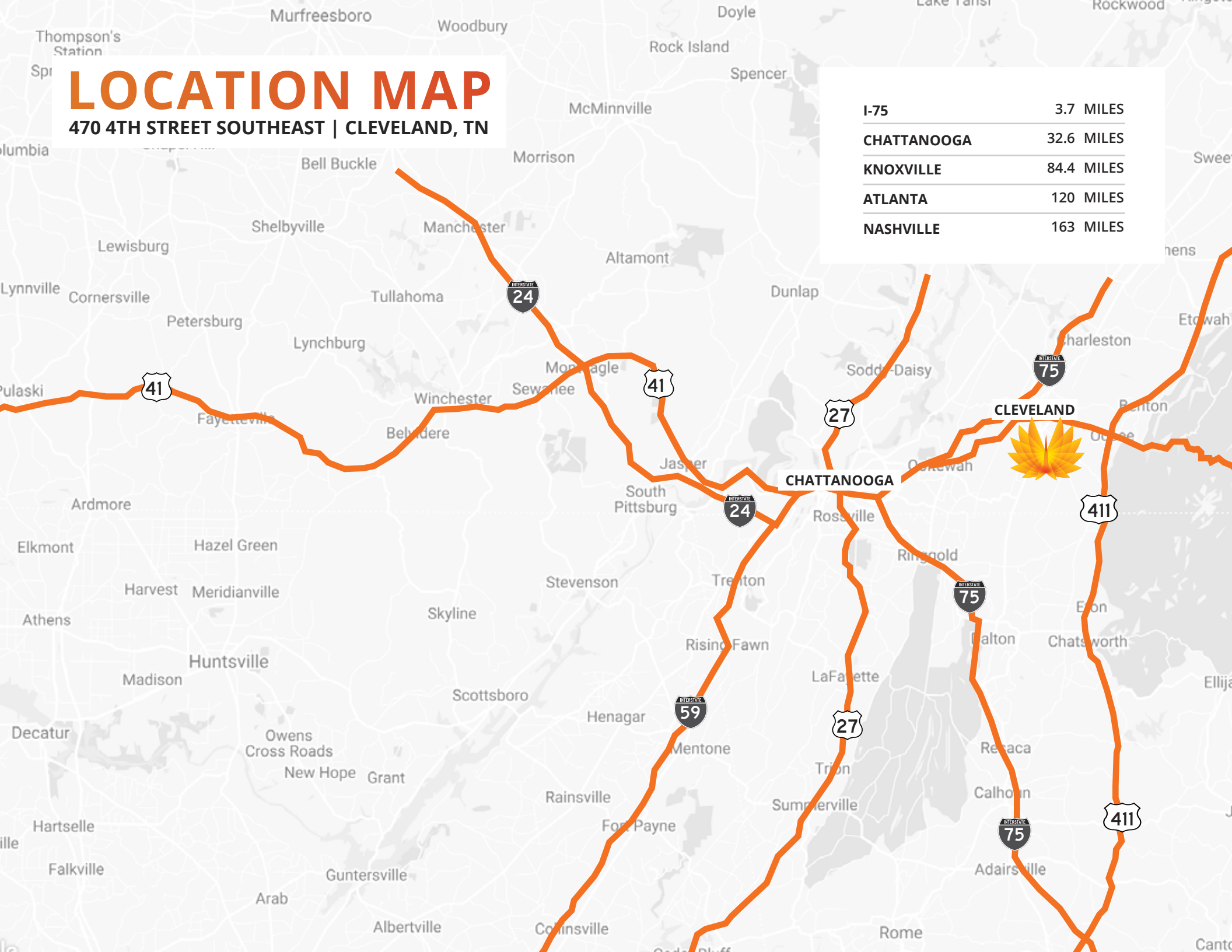
| NUMBER | SPACE DESIGNATION | CLEAR HEIGHT | RESTROOMS | SQUARE FEET |
|--------------|----------------------------|--------------|-----------|------------------|
| 1 | AVAILABLE 1ST-FLOOR OFFICE | DROP CEILING | 2 | 4,496 SF |
| 2 | AVAILABLE LAB | DROP CEILING | 1 | 5,356 SF |
| 3 | AVAILABLE 2ND-FLOOR OFFICE | DROP CEILING | 2 | 6,993 SF |
| TOTAL | | | | 16,845 SF |



LOCATION MAP

470 4TH STREET SOUTHEAST | CLEVELAND, TN

| | |
|-------------|------------|
| I-75 | 3.7 MILES |
| CHATTANOOGA | 32.6 MILES |
| KNOXVILLE | 84.4 MILES |
| ATLANTA | 120 MILES |
| NASHVILLE | 163 MILES |





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