



FOR LEASE | **78,452 SF**
470 4TH ST SOUTHEAST | **CLEVELAND, TN**

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PROPERTY DETAILS

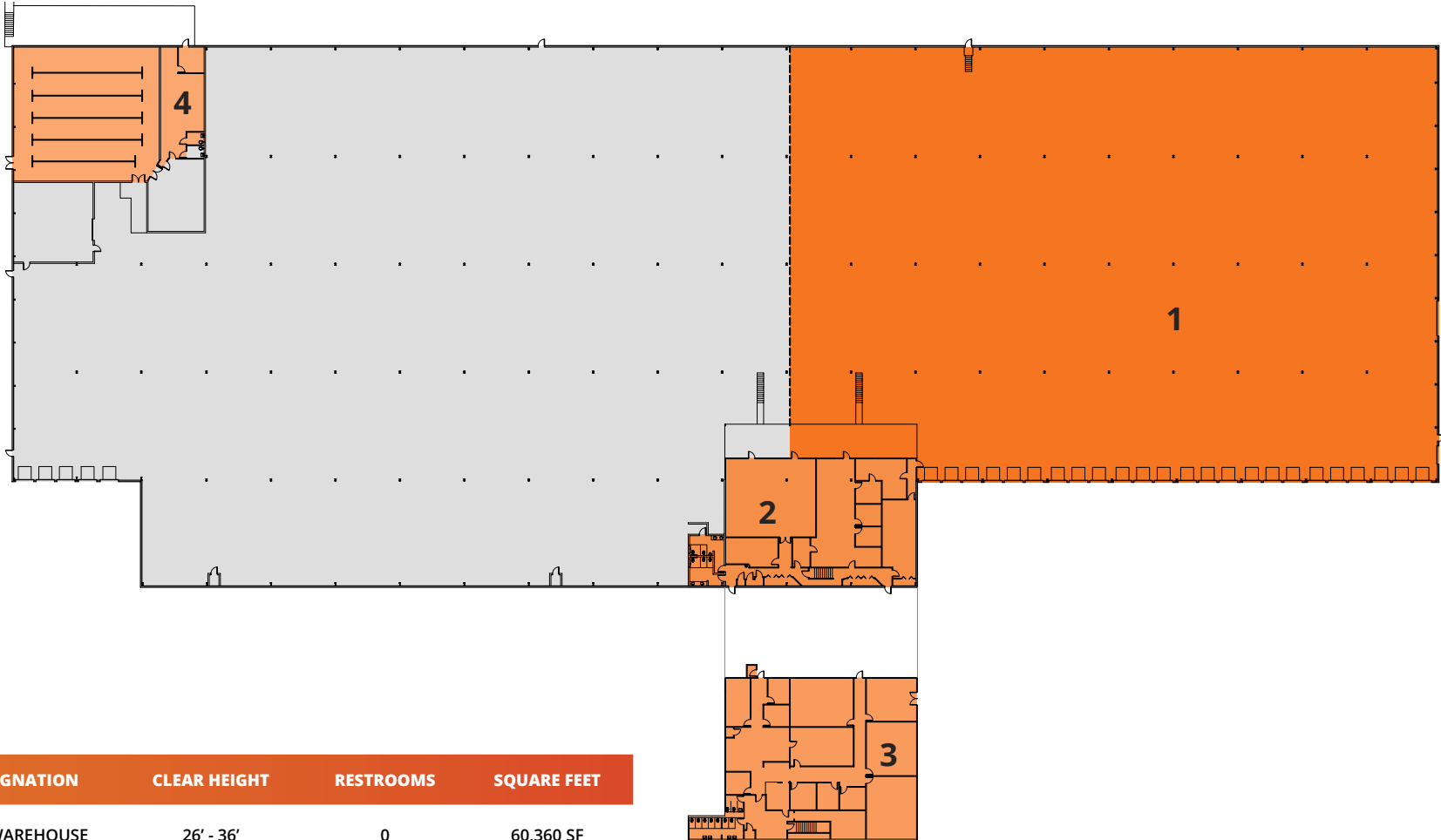
470 4TH ST SOUTHEAST | CLEVELAND, TN

AVAILABLE SPACE	78,452 SF
WAREHOUSE SPACE	60,360 SF
LAB SPACE	5,356 SF
OFFICE SPACE	12,736 SF
DOCK DOORS	24
DRIVE-IN DOORS	1
CLEAR HEIGHT	25' 6" – 35' 8"
ROOF	Steel, Pitched
WALLS	Metal
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	\$0.49/SF



FLOOR PLAN

470 4TH ST SOUTHEAST | CLEVELAND, TN



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	AVAILABLE WAREHOUSE	26' - 36'	0	60,360 SF
2	AVAILABLE FIRST FLOOR OFFICE	DROP CEILING	2	5,743 SF
3	AVAILABLE SECOND FLOOR OFFICE	DROP CEILING	2	6,993 SF
4	AVAILABLE LAB	DROP CEILING	1	5,356 SF
TOTAL				78,452 SF

LOCATION MAP

470 4TH ST SOUTHEAST | CLEVELAND, TN

I-75	4 MILES
CHATTANOOGA, TN	33 MILES
KNOXVILLE, TN	84 MILES
ATLANTA, GA	120 MILES
NASHVILLE, TN	163 MILES

