



FOR LEASE | **16,845 SF**

470 4TH STREET SOUTHEAST | **CLEVELAND, TN**

ANTHONY CRIVELLO 414-405-2496 | ANTHONY@PHOENIXINVESTORS.COM



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PROPERTY DETAILS

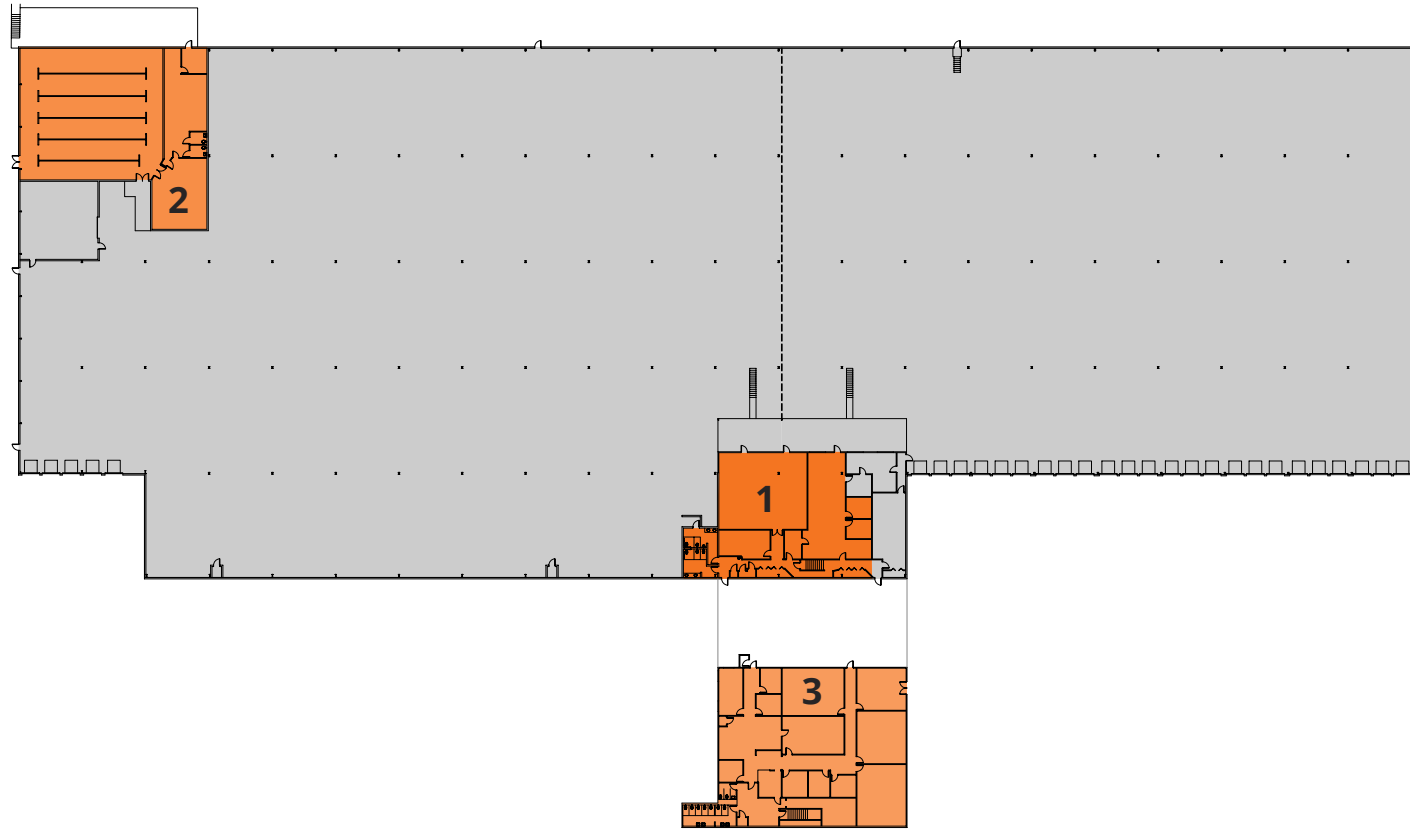
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AVAILABLE SPACE	16,845 SF
OFFICE SPACE	11,489 SF
LAB SPACE	5,356 SF
FLOORS	2
DOCKS	29
CLEAR HEIGHT	25' 6" - 35' 8"
ROOF	Steel, Pitched
WALLS	Metal
FLOORS	6" Reinforced
YEAR BUILT	1985
FIRE SUPPRESSION	100% Wet
POWER	277/480-volt, 3-phase, Four-wire
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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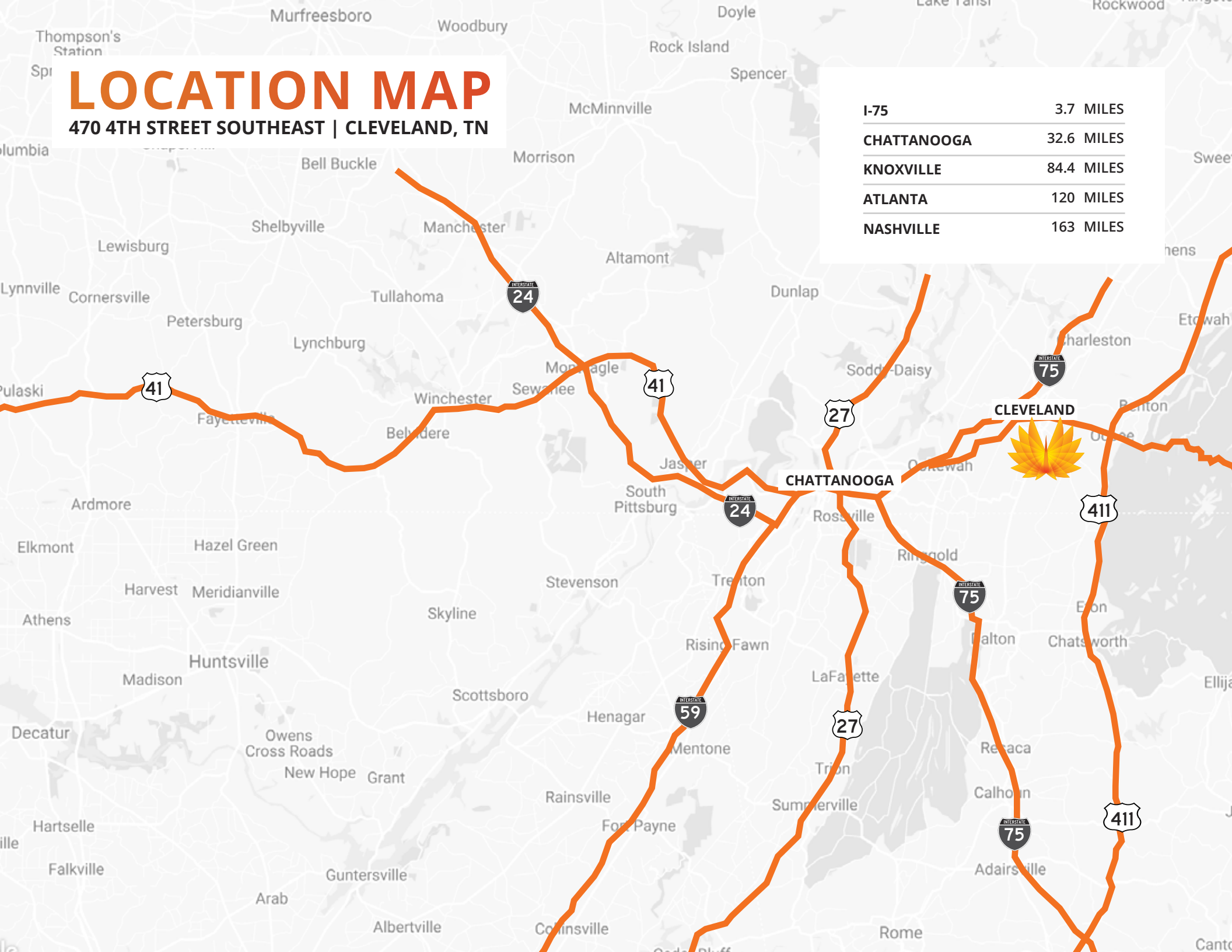
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	AVAILABLE 1ST-FLOOR OFFICE	DROP CEILING	2	4,496 SF
2	AVAILABLE LAB	DROP CEILING	1	5,356 SF
3	AVAILABLE 2ND-FLOOR OFFICE	DROP CEILING	2	6,993 SF
TOTAL				16,845 SF



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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