



**1212 PEEPLES ST  
CHATTANOOGA, TN 37403**



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*OFFERING MEMORANDUM*


# EXCLUSIVELY *PRESENTED BY*




## Ryan Jenkins


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 5912 N Burdick St,  
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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary

## LOCATION OVERVIEW

About Chattanooga, TN  
Demographics  
Map

# EXECUTIVE SUMMARY

The property at 1212 Peoples St presents a unique opportunity to acquire a 24,045-square-foot industrial building situated on 1 acre. The facility features four dock doors, one drive-in door, and a 16-foot clear height, making it well-suited for a variety of industrial uses. It offers strong structural integrity and excellent potential for an owner-user seeking to customize the space to meet operational needs. Located within a desirable industrial corridor with convenient access to major transportation routes, the site provides both flexibility and long-term value.

## THE OFFERING

<b>Building SF</b>	24,045 SF
<b>Year Built/Reno</b>	1964/2024
<b>Lot Size (Acres)</b>	1
<b>Parcel ID</b>	145E-U-003
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	16'
<b>Drive Ins</b>	1
<b>Docks</b>	4

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Situated in a strong industrial corridor of Chattanooga, the site offers convenient access to major transportation routes, enabling efficient connectivity to regional logistics networks and markets.



**Expansive Space:** With 24,045 square feet of building area on a 1-acre lot, the property provides ample room for operations while still maintaining a manageable footprint for owner-users.



**Strategic Features:** The facility is equipped with four dock doors, one drive-in door, and a 16-foot clear height, offering versatile loading, unloading, and operational flexibility.



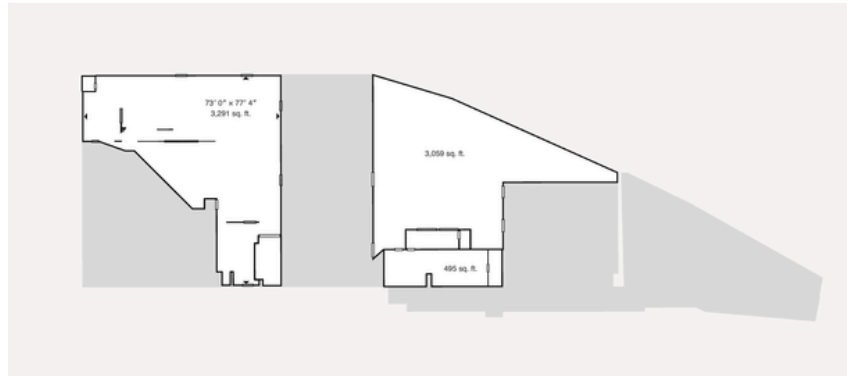
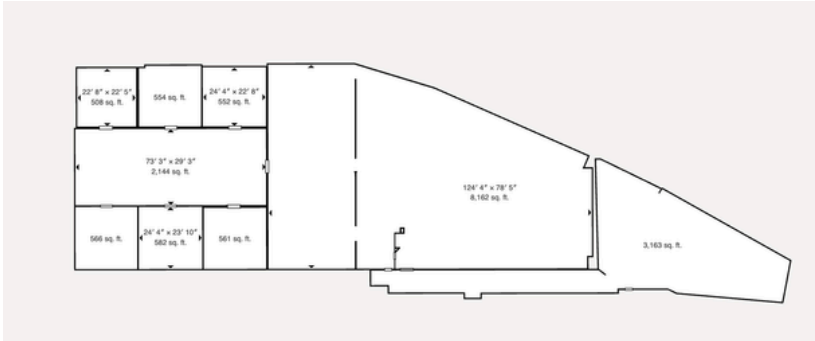
**Industrial Infrastructure:** The property boasts one drive-in, four dock doors, and a max clear height of 16', perfectly suited for general industrial activities.



**Zoning Advantage:** The property benefits from flexible industrial zoning, supporting a wide range of uses including warehousing, distribution, light manufacturing, and service-related operations.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
<b>PROPERTY TAX</b>	\$6,677	\$6,811	\$6,947	\$7,086	\$7,227	\$7,372
<b>INSURANCE</b>	\$6,790	\$6,925	\$7,064	\$7,205	\$7,349	\$7,496
<b>TOTAL OPERATING EXPENSES</b>	\$13,467	\$13,736	\$14,011	\$14,291	\$14,577	\$14,868
<b>NET Expenses</b>	\$13,467	\$13,736	\$14,011	\$14,291	\$14,577	\$14,868

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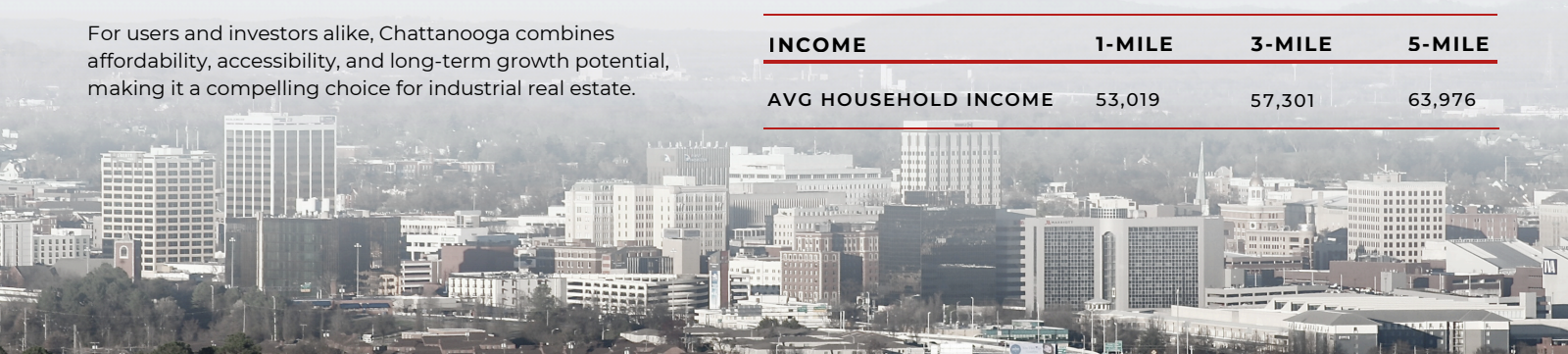
# ABOUT CHATTANOOGA, TN

Chattanooga is a rising industrial hub in the Southeast, offering a strategic location at the crossroads of I-75 and I-24 with direct access to Atlanta, Nashville, Knoxville, and Birmingham—placing over half the U.S. population within a one-day drive. This connectivity, along with rail and port access, has made the city a natural center for logistics, distribution, and supply chain activity.

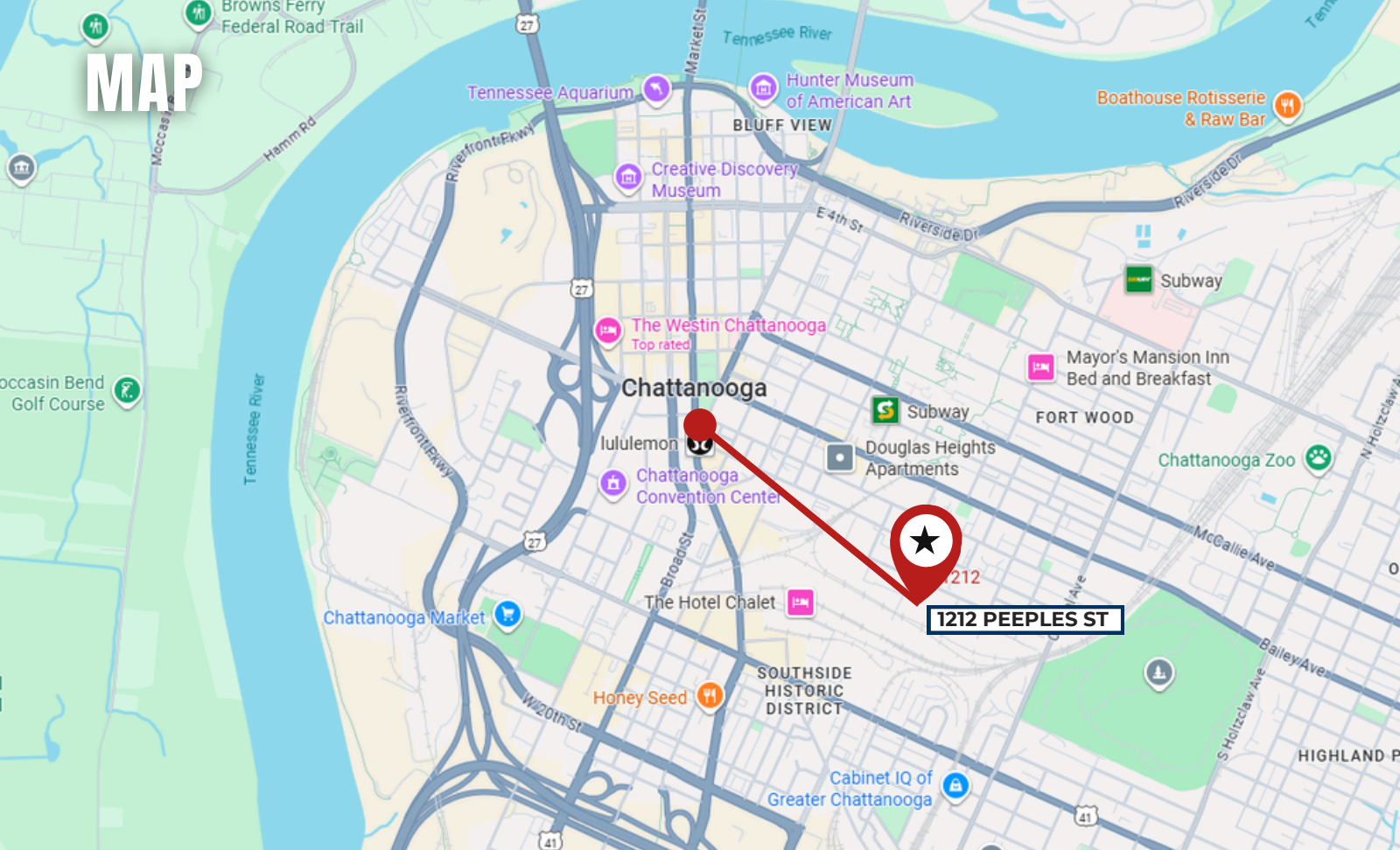
The local economy is anchored by automotive, advanced manufacturing, food production, and e-commerce, with major employers like Volkswagen and Amazon reinforcing Chattanooga's reputation as a pro-business market with a skilled workforce. Industrial fundamentals remain healthy, supported by steady demand, competitive operating costs, and limited supply relative to larger metros.

For users and investors alike, Chattanooga combines affordability, accessibility, and long-term growth potential, making it a compelling choice for industrial real estate.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	20,246	78,959	146,578
<b>2024 ESTIMATE</b>	19,488	76,475	142,761
<b>2029 PROJECTION</b>	16,071	69,120	131,770
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	7,032	31,794	62,974
<b>2024 ESTIMATE</b>	6,532	30,441	60,887
<b>2029 PROJECTION</b>	5,069	27,202	56,108
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	53,019	57,301	63,976



# MAP



Browns Ferry  
Federal Road Trail

Moccas Rd

Hamm Rd

27

Riverfront Pkwy

Market St

Tennessee River

Tennessee Aquarium

Hunter Museum  
of American Art

BLUFF VIEW

Boathouse Rotisserie  
& Raw Bar

Creative Discovery  
Museum

E 4th St

Riverside Dr

Riverside Dr

27

The Westin Chattanooga  
Top rated

Subway

Occasin Bend  
Golf Course

Tennessee River

Riverfront Pkwy

Chattanooga

Iululemon

Chattanooga  
Convention Center

Subway

Douglas Heights  
Apartments

Mayor's Mansion Inn  
Bed and Breakfast

FORT WOOD

Chattanooga Zoo

27

Broad St

Chattanooga Market

The Hotel Chalet

212

1212 PEEPLES ST

Honey Seed

SOUTHSIDE  
HISTORIC  
DISTRICT

W 20th St

Cabinet IQ of  
Greater Chattanooga

41

S Holizclaw Ave

Bailey Ave

HIGHLAND P

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