

1750

HARDEMAN LANE NE

FOR LEASE

PRIME INDUSTRIAL
OPPORTUNITY

128,100 SF

Facility in Cleveland, Tennessee



CLEVELAND, TN 37312

CBRE

PROPERTY OVERVIEW

Strategically located just 3 miles east of I-75 (Exit 27), 1750 Hardeman Lane NE offers a premier 128,100 SF industrial solution on a sprawling 13.67-acre site. Built with durable concrete tilt-wall and steel frame construction, this versatile facility with robust infrastructure features:

- 22' Clear Heights
- 10 Dock-High Doors
- 1 Drive-In Door
- 1,000-Amp, 3-Phase Power
- 100% Wet Sprinkler Coverage
- Energy-Efficient LED Lighting with Sensors
- 120 Parking Spaces
- Rail-Served Spur
- Light Industrial (IL) Zoning

1750 Hardeman Lane NE includes an 8,100 SF of high-end office space featuring:

- 16 Private Offices
- 1 Training Room
- 30 Person Conference Facilities

The site allows for ample expansion potential for either Industrial Outdoor Storage (IOS) or a brand-new 100,000 SF facility expansion, ensuring your business has the room to grow in Tennessee's thriving industrial corridor.



PROPERTY HIGHLIGHTS



OFFICE AREA

approximately 8,100 SF & Warehouse/
Manufacturing Area of approximately
120,000 SF



POTENTIAL RAIL ACCESS

via existing Rail Spur line
(currently not being used)



TOTAL SF

128,100 SF on 13.67 Acres



POWER

1,000 Amp, 480V, 3-Phase
(with potential upgrade up
to 5 MW)



EXPANSION POSSIBILITIES

for an additional 100k SF
building or IOS



LOCATION

immediate proximity to
I-75 in Cleveland, TN



LOGISTICS

10 Docks, 1 Drive-in,
and Rail Access



AERIAL OVERVIEW



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HARDEMAN LANE NE

SITE PLAN



UNRIVALED ACCESS & CONNECTIVITY

AIRPORTS

	DISTANCE
Cleveland Regional Jetport	3.6 Miles
McMinn County Airport	27.9 Miles
Chattanooga Metropolitan Airport Terminal	28.6 Miles

PORTS

Appalachian Regional Port	25 Miles
Centre South Riverport	35.8 Miles

RAIL

Transfco Tennessee-Chattanooga Terminal	36.3 Miles
1600 Riverside Dr	36.4 Miles
Wauhatchie Yard (NS)	41.5 Miles



EMERGING GROWTH HUB WITH A STRONG CORPORATE PRESENCE

3rd

Best City to Live In Tennessee

Source: Cleveland Chamber - Cleveland & Bradley County

11.8%

Cost of Living Below
National Average

Source: Cleveland Chamber - Cleveland & Bradley County

10

Fortune Companies

Source: Cleveland Chamber - Cleveland & Bradley County

80%

Prime-Age Labor Force
Participation Rate

Source: Cleveland Chamber - Cleveland & Bradley County



RAPID ECONOMIC DEVELOPMENT

TOTAL POPULATION

111,065

Total Population

Source: Cleveland Chamber -
Cleveland & Bradley County

17.89%

Population Growth
Rate Since 2010

Source: World Population Review

346

People Per
Square Mile

Source: Cleveland Chamber -
Cleveland & Bradley County

39

Median Age

Source: Cleveland Chamber -
Cleveland & Bradley County

MILLENNIALS/GEN-Z

23.3%

Millennial Population
within a 5 Mile Radius

Source: CBRE

24.2%

Gen-Z Population
within a 5 Mile Radius

Source: CBRE

1.5%

Millennial Annual
Growth Rate

Source: PSP Group

ECONOMY

\$5.73B

Bradley County GDP

Source: Cleveland Chamber -
Cleveland & Bradley County

4%

Unemployment Rate

Source: Cleveland Chamber -
Cleveland & Bradley County

1.25%

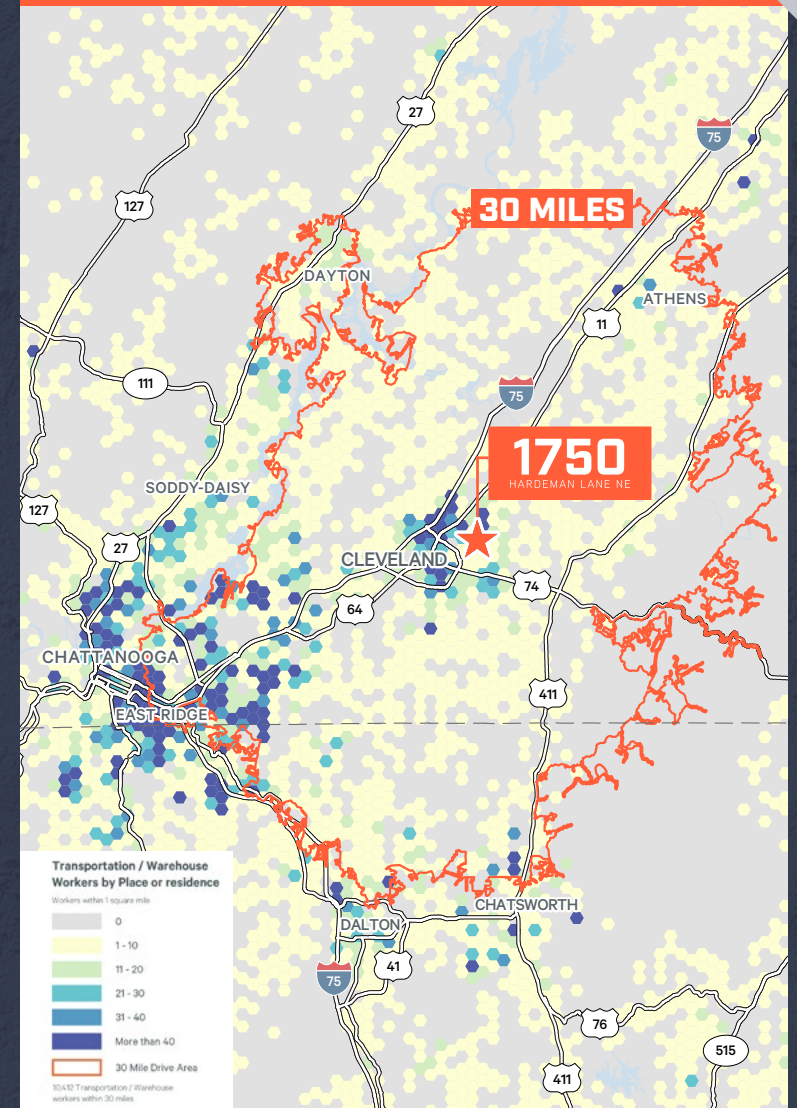
Increase in Labor Force

Source: Cleveland Chamber -
Cleveland & Bradley County

200+

Manufacturers in
the Community

Source: Cleveland Chamber -
Cleveland & Bradley County



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CLEVELAND, TN 37312



CONTACT US FOR MORE INFORMATION

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