

CHATTANOOGA
INDUSTRIAL

New Spec Office Available | Move-In Ready

±1 AC Outdoor Storage Available

4885

CLASS A | FLEX/MANUFACTURING

4885 Claude Ramsey Pkwy Chattanooga, TN

Enterprise South Industrial Park

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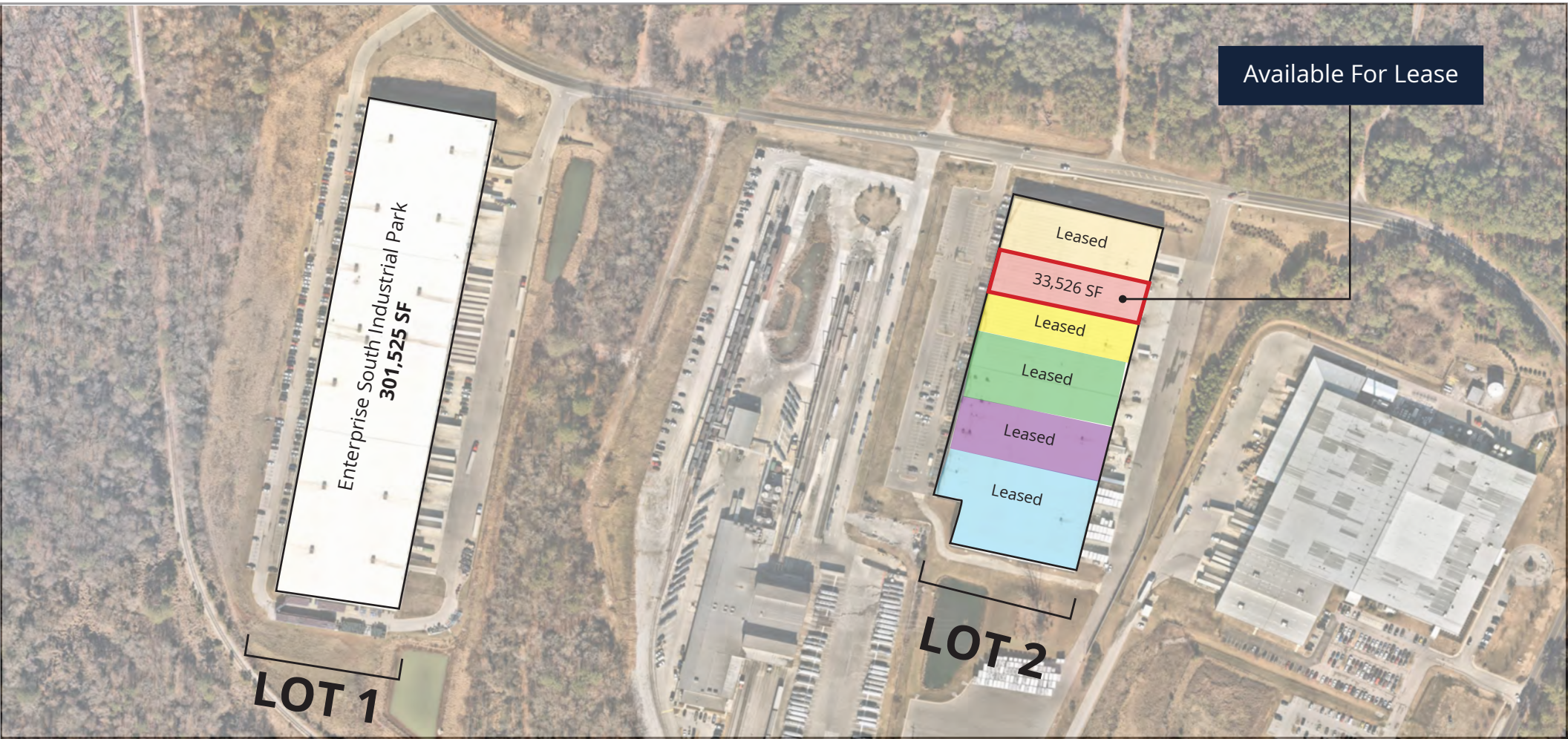
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Site Overview

Industrial Space Available For Lease

Located inside of Chattanooga's premier business park, 4885 Claude Ramsey Pkwy is a ±256,000 multi-tenant Class-A flex/manufacturing building ready for immediate occupancy. Chattanooga Industrial ownership is pleased to discuss potential user requirements.



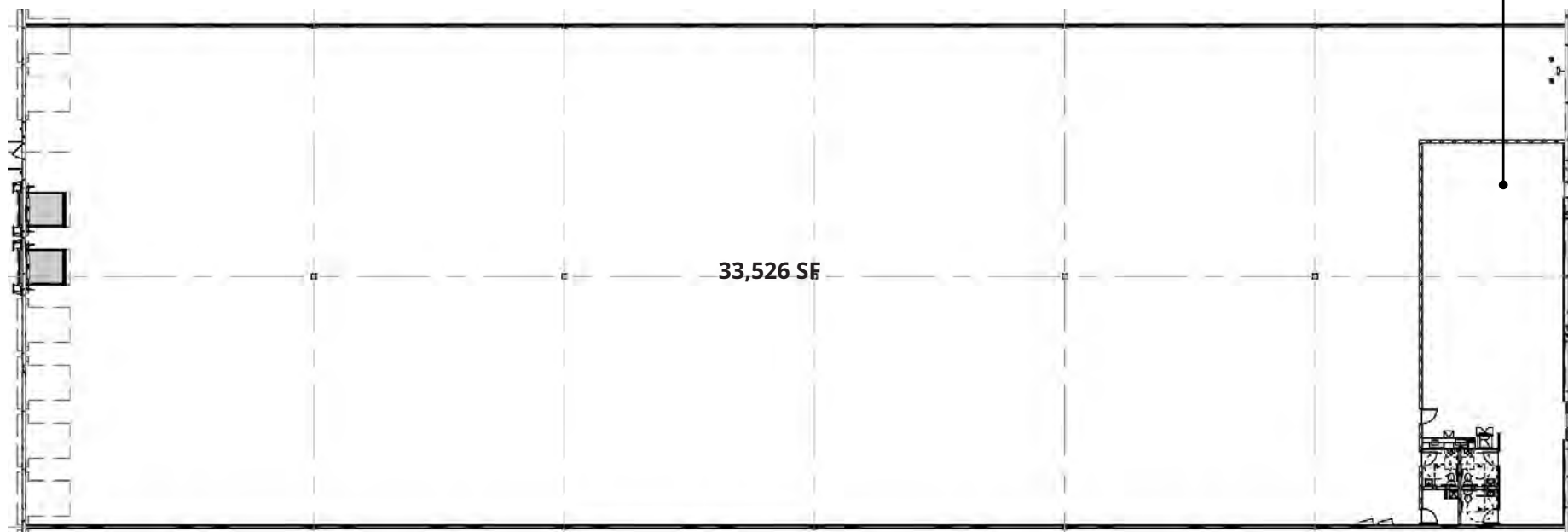
Site Plan



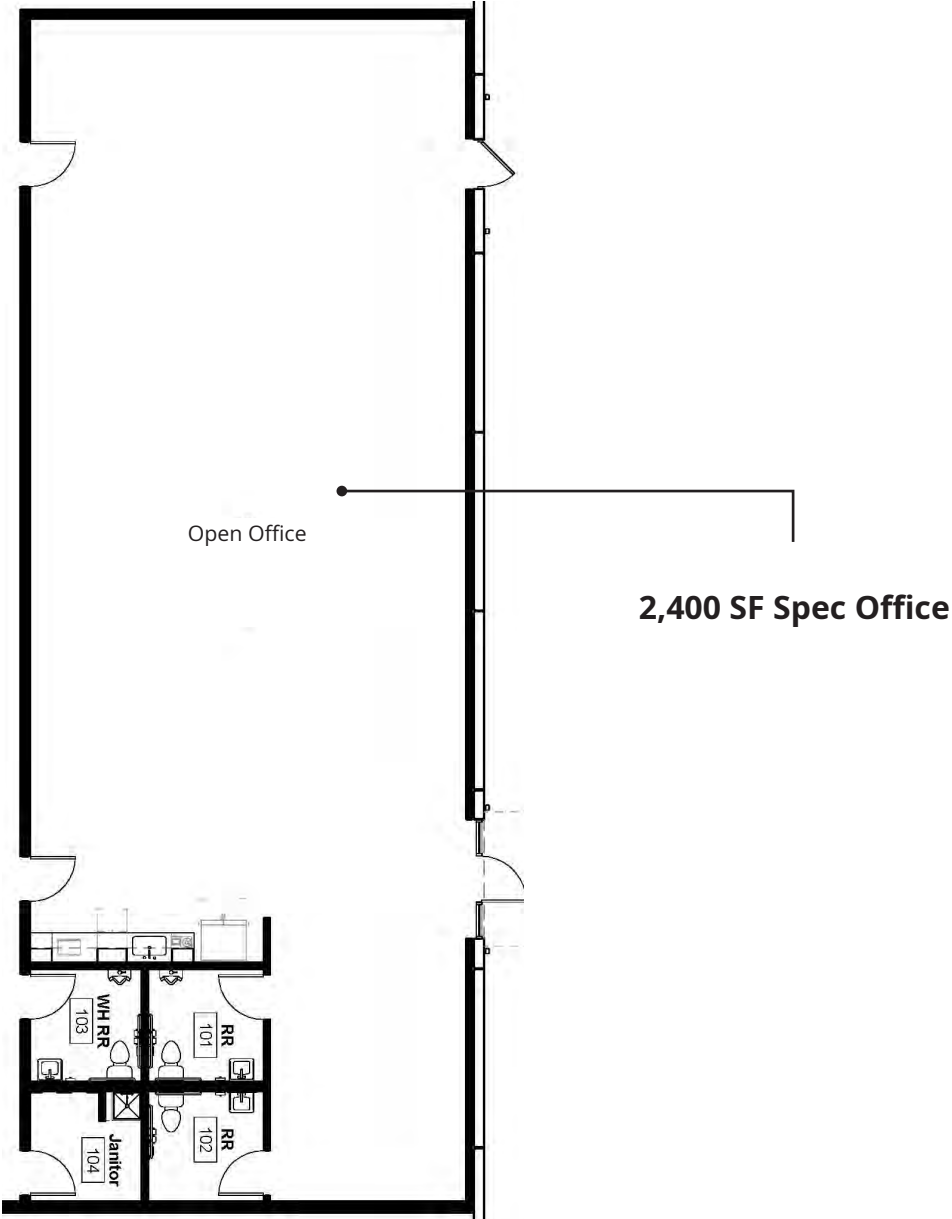
33,526 SF Available For Lease | Floor Plan



**Move-In Ready
Spec Office**
2,400 SF



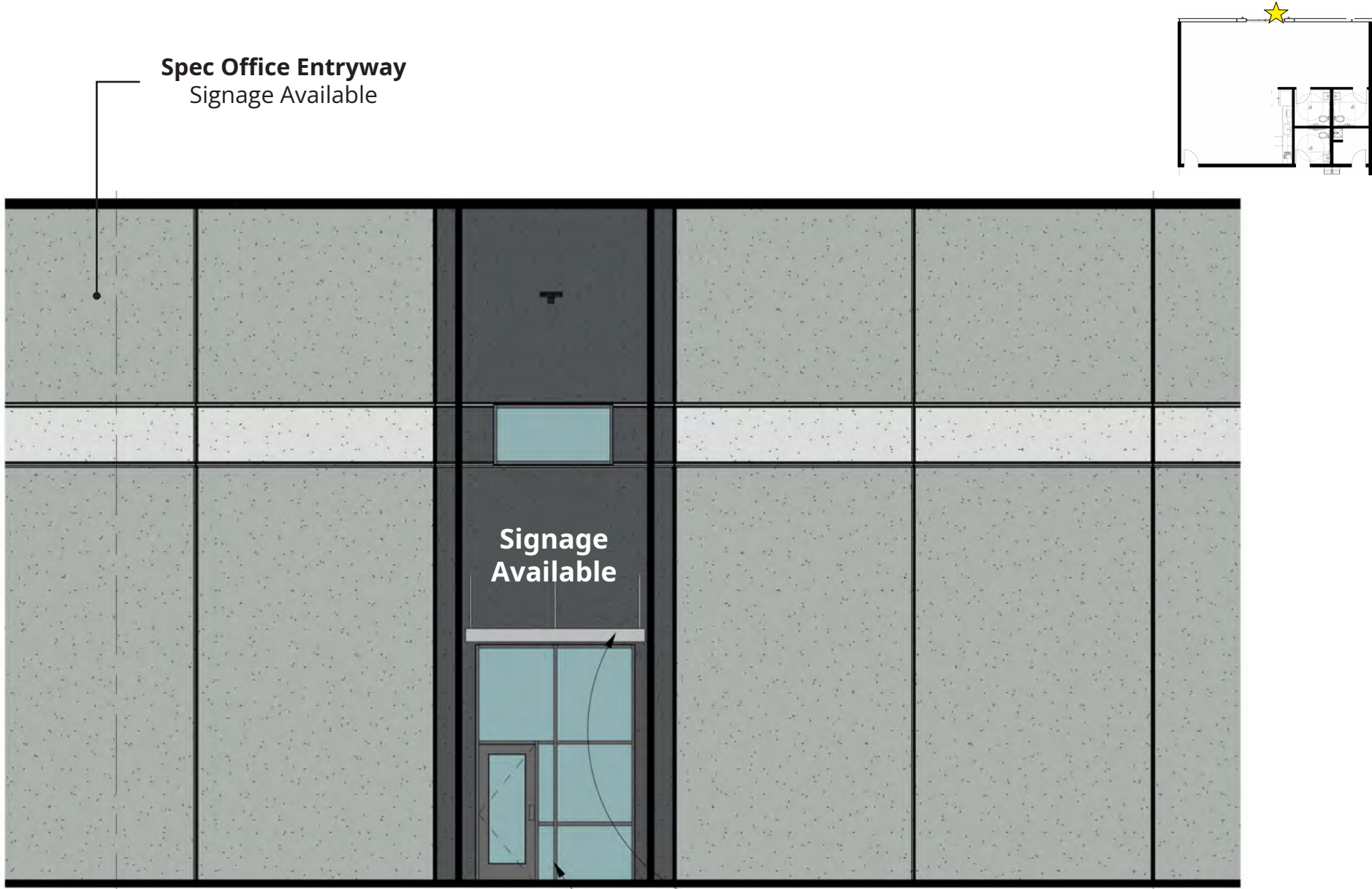
Move-In Ready Spec Office | Floor Plan



Office Photos



Spec Office Entryway | Signage Available



±1 AC Flexible Outdoor Storage



±1 Acre of Paved Storage Yard

Clean, durable surface ideal for equipment, fleet vehicles, trailers, or materials.

Dedicated, Private Space

With option for perimeter fencing and gate for maximum security.

Flexible Configuration

Ability to customize layout and usage based on your operational needs.

Immediate Availability

Move-in Ready



Building Specs

Building Size: ± 256,822 SF

SF Available: ± 33,526 SF with 2,400 SF Spec Office

Building Dimensions: 320' Deep x 816' Long

Office Area: Built to Suit

Dock Doors: 13 - 9'x10' insulated, manually operated overhead doors, fully equipped with 40,000 lb mechanical pit levellers, seals and lights. Up to 22 more dock doors can be added with existing knock out panels.

Drive-in Doors: 3 - 12'x14' insulated and powered overhead doors with the ability to add an additional 2 drive-in doors with knock out panels.

Parking Spaces: Up to ± 232 striped car parking spaces with the ability to add more.

Clear Height: 32'

Column Spacing: 52' Deep x 52' Width with a 60' Deep Speed Bay along Truck Court

Roof: 45 mil TPO roof with R-28.8 insulation plus external gutters and down spouts

Trailer Parking: ± 56 with ability to add more

Warehouse Heating: Make up Air

Utilities: Electric - EPB

Gas - Chattanooga Gas

Water - Eastside Utility District

County: Hamilton

Sprinkler: ESFR

Lighting: High bay LED lighting with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.

Electrical Service: ± 2,000 Amp, 480/277 volt 3 phase wire services shall be available to the building or greater.

Floor Sealer: Lapidolith concrete hardener and dust proofer.

Walls: Insulated precast concrete panels.

Warehouse Floor: 7" unreinforced concrete floors.

Truck Court: Sixty foot concrete dolly pad from the back edge of the building, and a total depth of approximately 120'

Zoning: Planned Industrial (allows for industrial uses, manufacturing, distribution, office and other professional services).

Construction Complete Photos



Construction Complete Photos

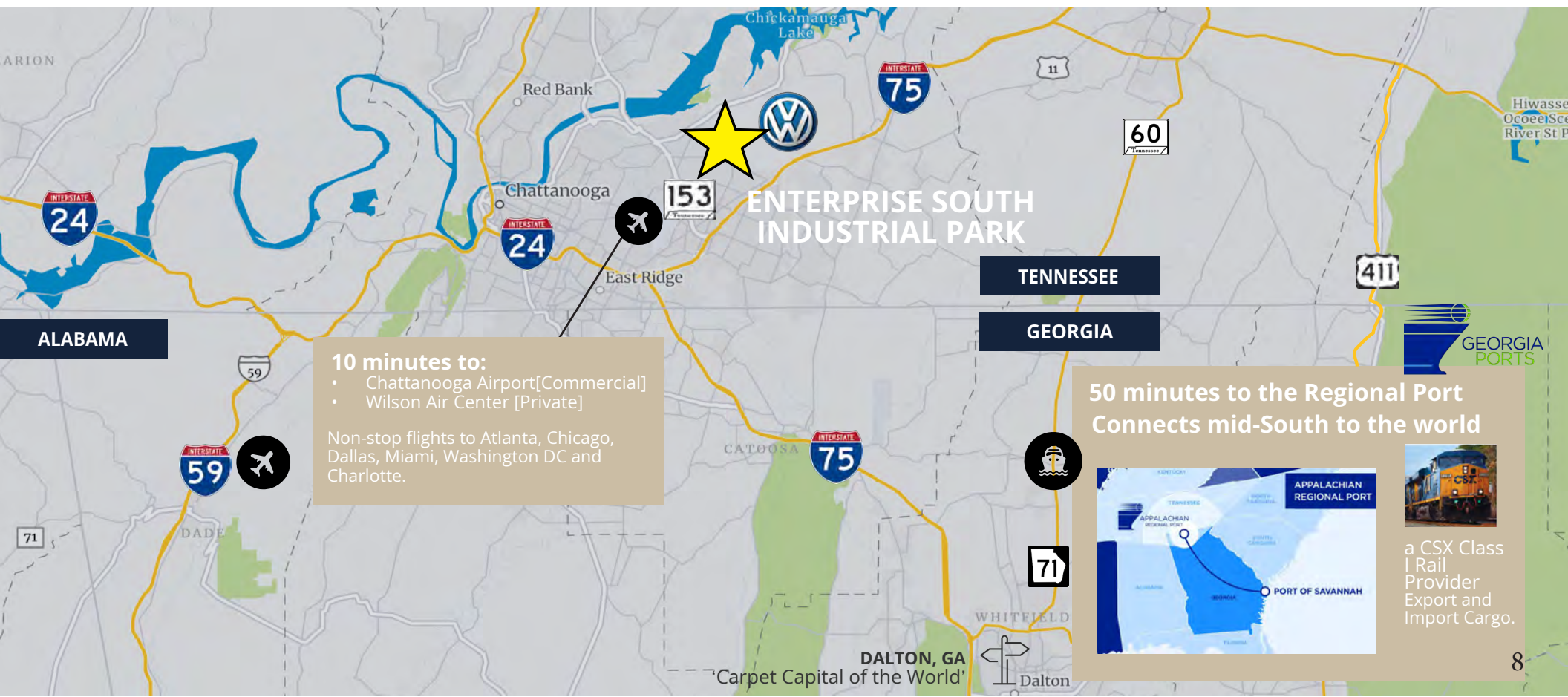


Construction Complete Photos



Access & Location

- **5-minute** drive to the Volkswagen Chattanooga Manufacturing Facility
- **10-minute** drive to Chattanooga Airport (IATA: CHA) and Wilson Air Center (7,400 and 5,575 foot runways)
- **20-minute** drive to Dalton, GA ['Carpet Capital of the World']
- **50-minute** drive to the Appalachian Regional Port. A joint effort of the state of Georgia, the Georgia Ports Authority and CSX Transportation, which offers a new inland rail terminal that provides a powerful new gateway to global markets.



Regional Access

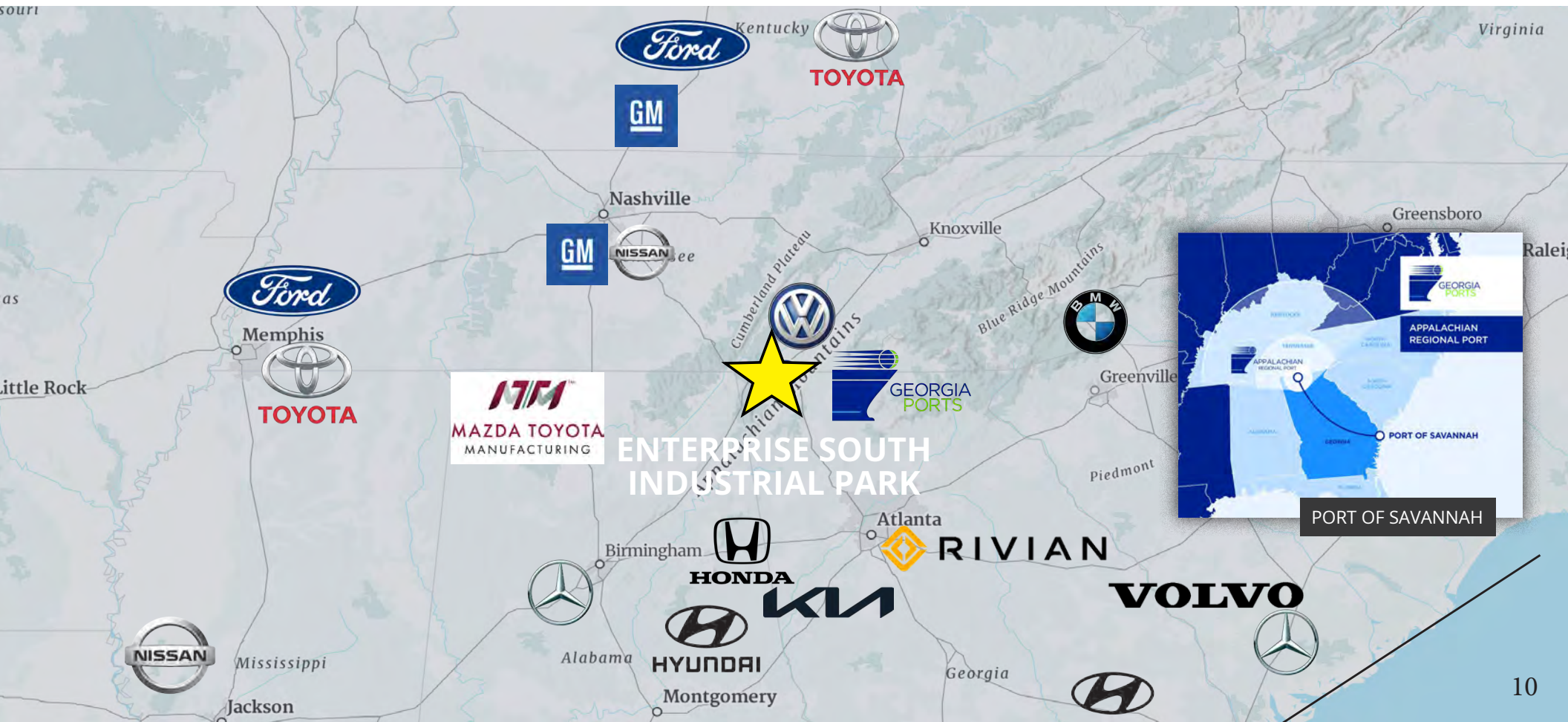
'Freight Alley'

A freight study by Cambridge Systematics, has Chattanooga as No. 1 of all metropolitan cities when it comes to freight movement.



Central Location

- **50 minutes** from the Appalachian Regional Port of Georgia (Inland Port, Rail Served)
- **2 hours** from Atlanta, Nashville, Knoxville, and Birmingham.
- **2 hours** from Atlanta Hartsfield Jackson International Airport, the world's busiest airport.
- **Less than 5 hours** from Charlotte, Memphis, Cincinnati, Louisville, Birmingham, Greenville-Spartanburg, and Lexington.
- **Roughly 6 hours** from the port cities of Savannah, GA, Charleston, SC. and Jacksonville, FL.



Why Chattanooga, TN?

Business Friendly Taxes

- No state income tax on interest or dividends effective January 1, 2021
- No state tax on finished goods inventory
- No state income tax on ordinary income

Cost of Employment

- Manufacturing wages 17% below the national average
- Below the national average for Workers Compensation costs
- Tennessee is a Right-To-Work state

NOTABLE CORPORATE NEIGHBORS



1ST
For Energy
Availability
& Costs

2ND
Best State for
Doing Business

2ND
For Most
Favorable
Regulatory
Environment

3RD
For Logistics &
Infrastructure

3RD
For Overall
Cost of Doing
Business

3RD
For Corporate
Tax Structure

3RD
Most
Competitive
Labor
Environment

6TH
Lowest Cost of
Living

Development Team

Who We Are

Chattanooga Industrial is a partnership between Tenby and White Oak Enterprises.

Tenby is a family of commercial real estate development and construction companies headquartered in Columbus, Ohio with projects across the Midwest and Southeast. Tenby has partnered with White Oak Enterprises given their 30-years of experience and relationships in the Chattanooga Region.

We state our mission in terms of our client's goals because they are at the center of everything we do. We are driven to exceed our client's expectations and empower their mission through the spaces and buildings we deliver.



Over 100 years of combined development experience.

Over 25 million SF of build-to-suits and speculative projects successfully completed.



For More Information Contact

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