

OFFERING MEMORANDUM

1208 Smith Dr SW

Cleveland, TN 37311

33,880± SF Clear-Span Industrial Warehouse

EXECUTIVE SUMMARY

Opportunity Overview

This 33,880± SF clear-span industrial warehouse presents a compelling opportunity for an owner-user, investor, or tenant seeking flexible industrial, storage, or operational space in Cleveland's established industrial corridor.

The property offers scale, functionality, and expansion potential, making it well-suited for a variety of industrial applications including warehousing, distribution, contractor operations, or conversion to climate-controlled storage.

Offering Summary

- Building Size: 33,880± SF
- Land Size: 3.20± Acres
- Sale Price: \$2,500,000
- Lease Rate: \$6.50 PSF NNN
- Clear-Span Construction
- 6 Drive-In Doors (14')
- 24' Eave Height

Important Notice

This offering is for real estate only (land and improvements). No business is included in the sale. Financial information including income, expenses, rent rolls, or tenant data is not available and will not be provided.

PROPERTY OVERVIEW

- 33,880± SF industrial warehouse
- Clear-span layout for maximum usability
- Six (6) 14' drive-in doors
- Six (6) walk-in entries
- Approximately 24' eave height
- Situated on approximately 3.20± acres
- Ample room for expansion on either side of the building

BUILDING & INFRASTRUCTURE

- Power: Single-phase currently installed
 - Upgrade Potential: 3-phase power available at the pole
 - Heating: Gas heat
 - Fire Protection: Overhead sprinkler system
 - Water: Public water available
 - Sewer: Sewer available at the road
 - Interior: No existing restroom or kitchen facilities
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SITE OVERVIEW

The property is positioned within an established industrial area with convenient access to major transportation routes and regional markets. The flat, usable acreage allows for expansion, additional structures, or reconfiguration based on operational needs.

LOCATION OVERVIEW

Located in Cleveland, Tennessee, the property benefits from proximity to Chattanooga and key regional logistics corridors. The area supports a wide range of industrial and commercial users and continues to experience steady growth.

INVESTMENT HIGHLIGHTS

- Large clear-span industrial facility
 - Multiple access points for operational efficiency
 - Expansion potential on-site
 - Flexible use for owner-user or investor
 - Strong industrial location within Cleveland market
 - Ability to customize build-out for specific use
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POTENTIAL USES

- Climate-controlled storage facility
- Contractor or trade warehouse
- Equipment or material storage
- Light manufacturing
- Distribution hub

Buyers should verify all intended uses with local zoning and regulatory authorities.

OPTIONAL ADJACENT PROPERTY

1213 Cedar Lane SW – Available Separately

- Price: \$275,000
- 3 Bedrooms / 2 Bathrooms
- Approximately 2,000± SF
- 0.48± Acres
- City Sewer
- Currently leased at \$1,400/month

This optional acquisition provides potential for on-site housing, rental income, office use, or future redevelopment.

SALE & LEASE TERMS

Sale Price: \$2,500,000

Real estate only (land and improvements)

Lease Rate: \$6.50 PSF NNN

Tenant responsible for utilities, taxes, insurance, and maintenance

DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only. All information contained herein is deemed reliable but not guaranteed. No warranties or representations, express or implied, are made as to the accuracy or completeness of the information.

The property is offered for sale or lease as land and improvements only. No business or operational data is included. Prospective buyers and tenants are advised to conduct their own independent due diligence regarding all aspects of the property, including but not limited to zoning, utilities, condition, and suitability for intended use.

CONTACT INFORMATION

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