



CALL FOR OFFERS

OFFERS DUE BY
THURSDAY, SEPTEMBER 3, 2026
2:00PM EST

INVESTMENT

ABSOLUTE NET LEASE

231,625± SF | 11.51± AC

7463 Bonnyshire Drive
Chattanooga, Tennessee

NAI Charter

CALL FOR OFFERS

DUE THURSDAY, SEPTEMBER 3, 2026 BY 2:00PM EST

Jeff Jennings, CCIM of NAI Charter Real Estate Corporation, on behalf of the ownership, invites qualified purchasers to submit offers to acquire the property located at 7463 Bonnyshire Drive in Chattanooga, Tennessee. The property is leased to Yanfeng and is being offered without an asking price.

OFFER REQUIREMENTS

Please include the following in your written offer:

- Purchase price
- Earnest money amount and the date it becomes non-refundable
- Due diligence period
- Closing period
- All contingencies, if any
- Purchaser information, including closing track record, current assets under ownership, and any other information that reflects positively on the Purchaser
- Fully Executed Confidentiality Agreement (If not previously sent)
- Must be emailed to Jeff Jennings, CCIM at jbj@charterre.com by the deadline

INFORMATION

Questions may be directed to Jeff Jennings, CCIM. Additional property information is available in the Offering Memorandum, which may be obtained by submitting a fully executed Confidentiality Agreement to Jeff Jennings, CCIM at jbj@charterre.com.

Submit Offer To:
Jeff Jennings, CCIM | jbj@charterre.com

The Offering

Call for Offers PRICE 6.63% CAP	
NOI	\$1,126,342
RENTABLE SQ.FT.	231,625 SF
YEAR BUILT	1998
LOT SIZE	11.51 AC
TENANT NAME	Yanfeng USA Automotive Trim Systems
LEASE TYPE	Absolute Net
LEASE RATE	\$4.94 PSF
RENT COMMENCEMENT DATE	August 1, 2015
LEASE RENEWAL DATE	January 1, 2026
LEASE EXPIRATION DATE *	Confidentiality Agreement Required
MANAGEMENT FEE	1%
ANNUAL RENT INCREASES	3%
OPERATING EXPENSES	\$3.20 PSF
OPTIONS	(1) 5 Year
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	Everything, including roof and structure



About the Tenant



Global Facts & Figures

Products

automotive interiors, seating, exteriors, cockpit electronics, passive safety

Sales Worldwide

18 billion USD

Employees Worldwide

57,000+

Locations Worldwide

220+ in 18 countries

Automotive Customers

50+

Yanfeng, a subsidiary of HASCO, is a leading global automotive supplier specializing in vehicle interior systems. For over 85 years, Yanfeng has been a driving force behind automotive excellence. As a world-leading automotive supplier, we don't just build components—we shape the future of mobility by redefining how people relax, work, and play inside their vehicles.

Our Core Solutions

- Superior Automotive Interiors: Crafting high-quality, aesthetically stunning, and functional spaces.
- Advanced Seating & Comfort: Engineered for maximum ergonomic support, including cutting-edge passenger protection in zero-gravity seating.
- Integrated Cockpit Electronics: Seamlessly blending technology and user interface for an intuitive drive.
- Safety & Exterior Solutions: Delivering uncompromising protection and sleek, modern exterior designs.

Globally, Yanfeng operates more than 220 sites and employs approximately 57,000 people. Its network includes 14 R&D centers staffed by over 4,100 technical experts, offering comprehensive capabilities in engineering, software development, design, testing, and validation.

With a focus on smart cabin technologies and lightweight materials, Yanfeng continues to support automakers in shaping the future of mobility, delivering innovative and integrated interior solutions.

Property Overview



Property Overview

Building Summary & Specifications

7463 Bonnyshire Drive offers investors an opportunity to acquire an absolute net leased and superb industrial asset in Chattanooga, Tennessee. Positioned just off Bonny Oaks Drive, the location offers direct access to major interstate corridors (I-75), Enterprise South, and the Chattanooga Metropolitan Airport.

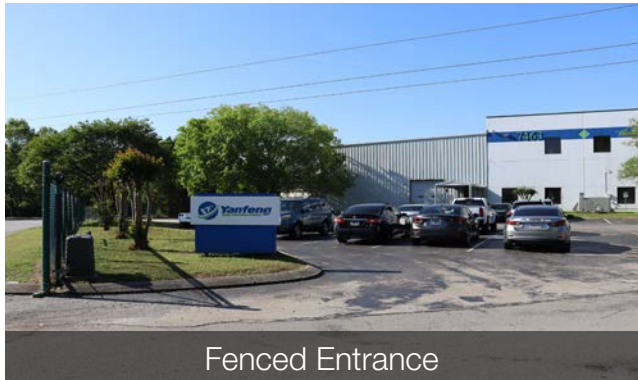
Originally constructed in 1998 and expanded in 2007 with a 92,800 SF warehouse addition, the property encompasses approximately 231,625 square feet with an efficient mix of office and warehouse space. The warehouse features 25-foot clear heights in the original facility and 40-foot clear heights in the expansion, 6-inch reinforced concrete flooring, and 29' x 50' column spacing that maximizes operational efficiency.

The facility is further enhanced by 34 dock-high loading doors, two drive-in doors, ample employee and visitor parking, heavy power, and infrastructure capable of supporting manufacturing, distribution, logistics, and light industrial operations.

Supported by Chattanooga's sustained economic growth, expanding industrial market, and business-friendly environment, 7463 Bonnyshire Drive offers investors the opportunity to acquire a high-quality industrial asset with long-term value and stable income. Its strategic location, modern functionality, and access to major transportation corridors position the property as a compelling addition to any investment portfolio.

YEAR BUILT	1998 / 2007
OFFICE SQ. FT.	28,258± SF
WAREHOUSE SQ. FT.	203,367± SF
ROOF MATERIAL	Metal Standing Seam
CEILING HEIGHT	110,567 SF @ 25' 92,800 SF @ 40' "the Addition"
ROOF AGE	28 yrs (19yrs "the Addition")
POWER	3phase 277/480volt 7,000amps
FLOOR THICKNESS	6" Reinforced Concrete
SKYLIGHTS	36
COLUMN SPACING	29' x 50'
DOCK DOORS	34
DRIVE IN DOOR	2
SPRINKLER SYSTEM	Standard NFPA 25
PARKING SPACES	150

Property Overview



Fenced Entrance



Front Office Building



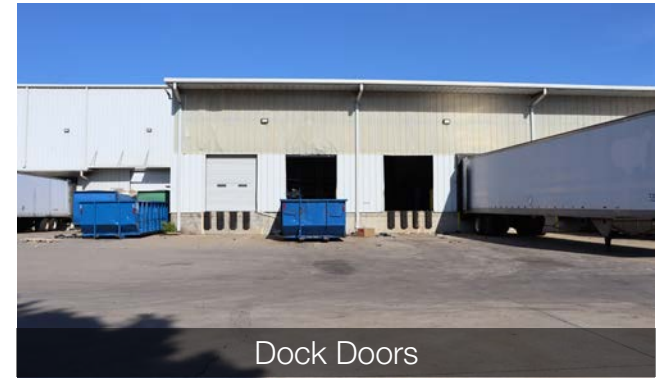
Front Parking Lot



Employee Entrance



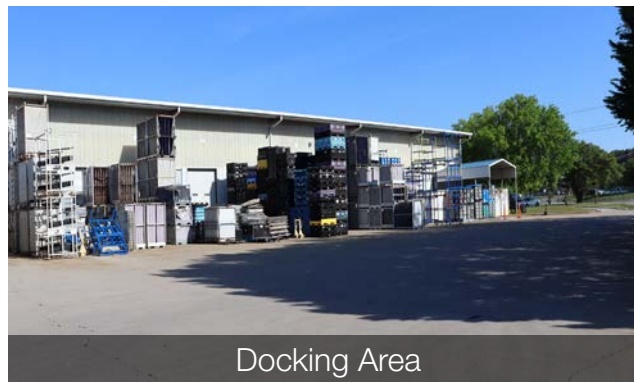
Truck Docks



Dock Doors



Back of Property

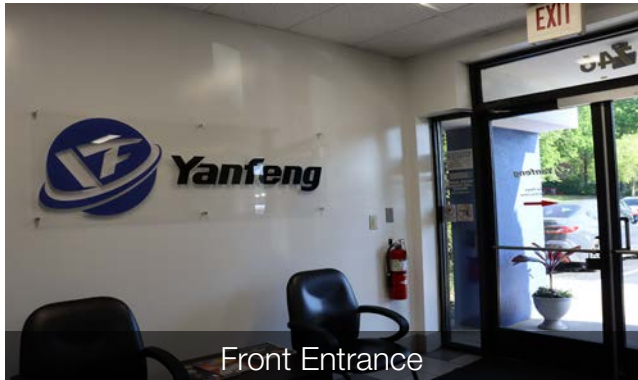


Docking Area

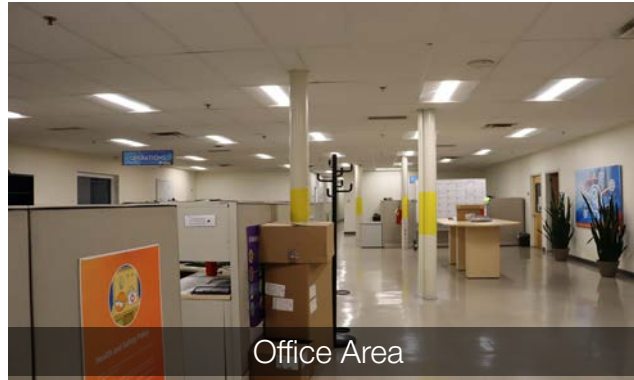


Outdoor Shed/Storage

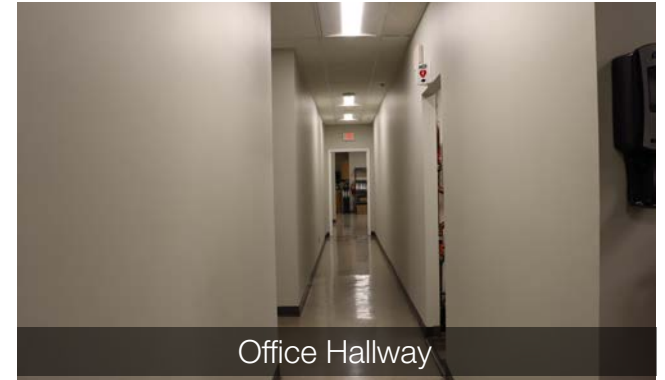
Property Overview



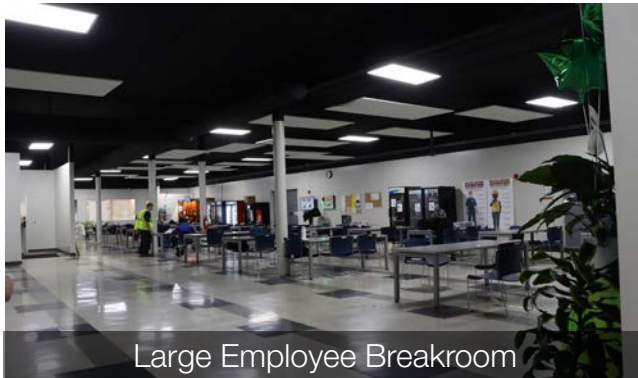
Front Entrance



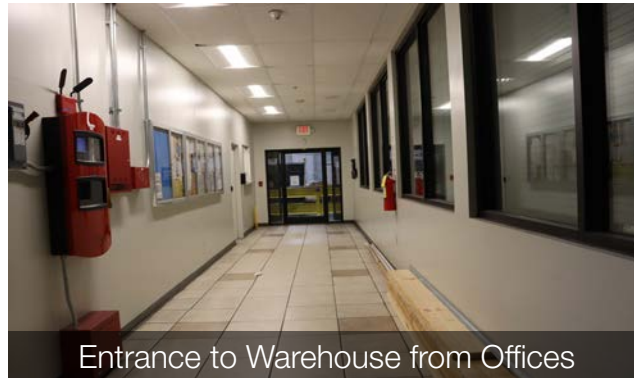
Office Area



Office Hallway



Large Employee Breakroom



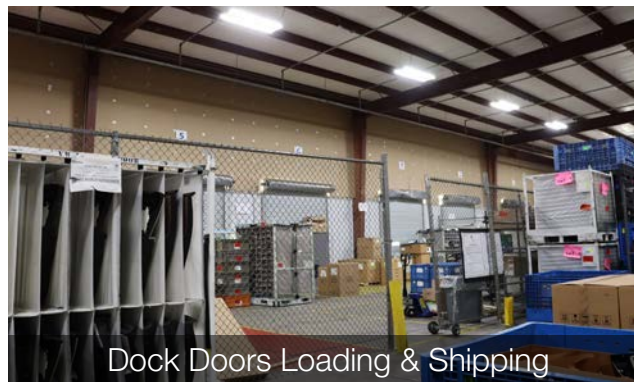
Entrance to Warehouse from Offices



Warehouse



Warehouse

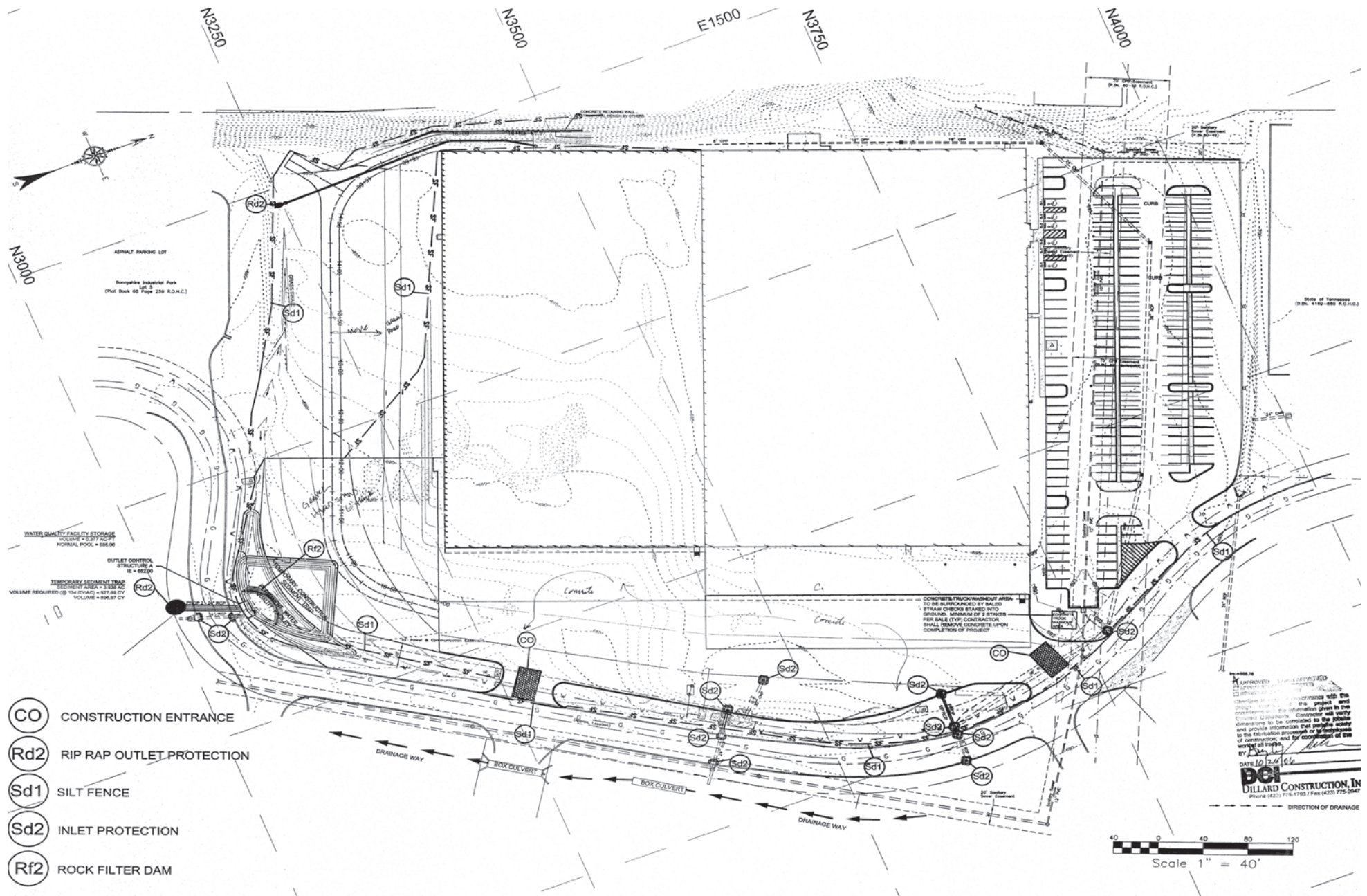


Dock Doors Loading & Shipping



Shipping & Loading Zone

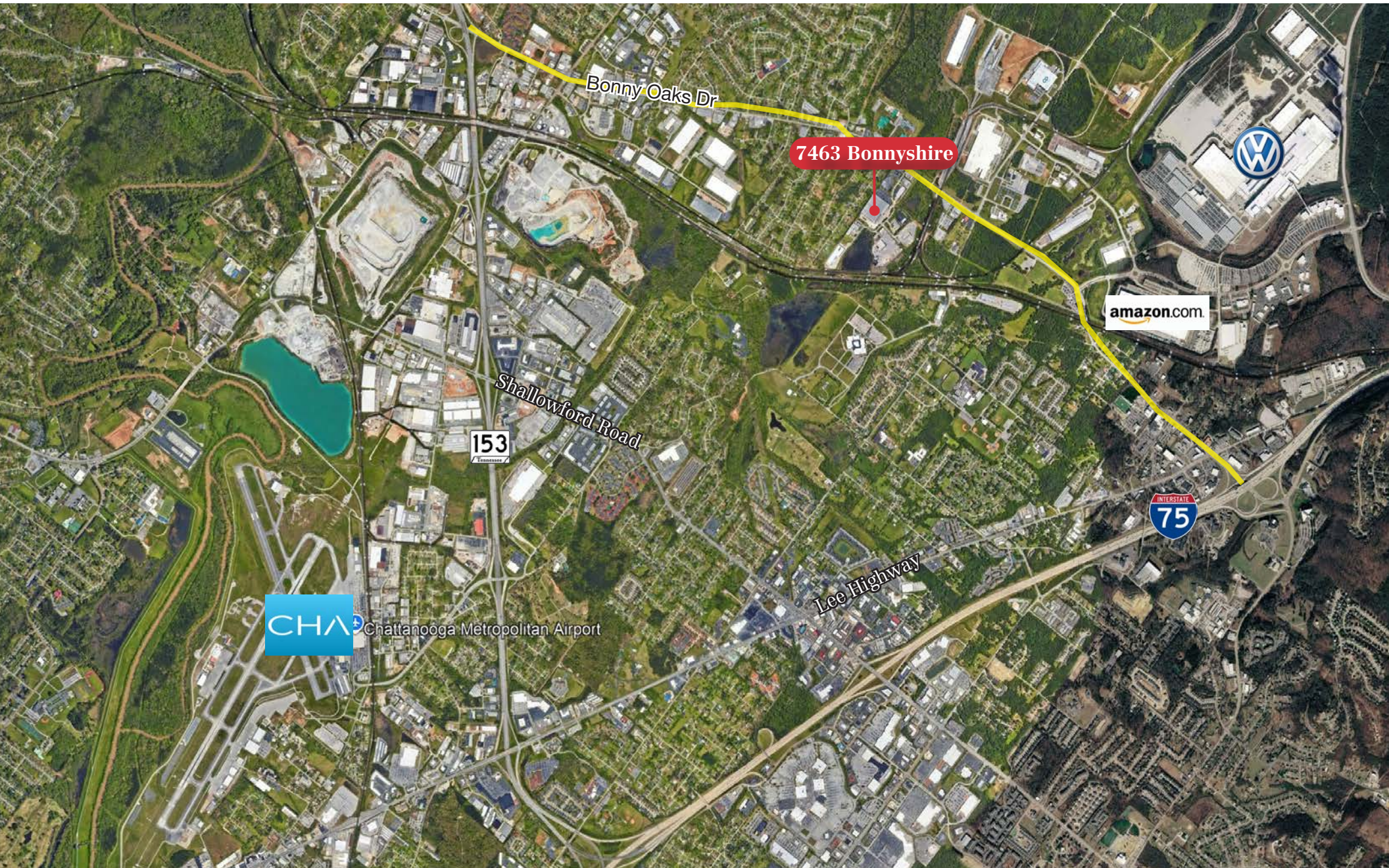
Site Plan



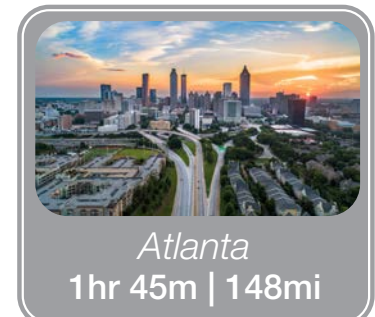
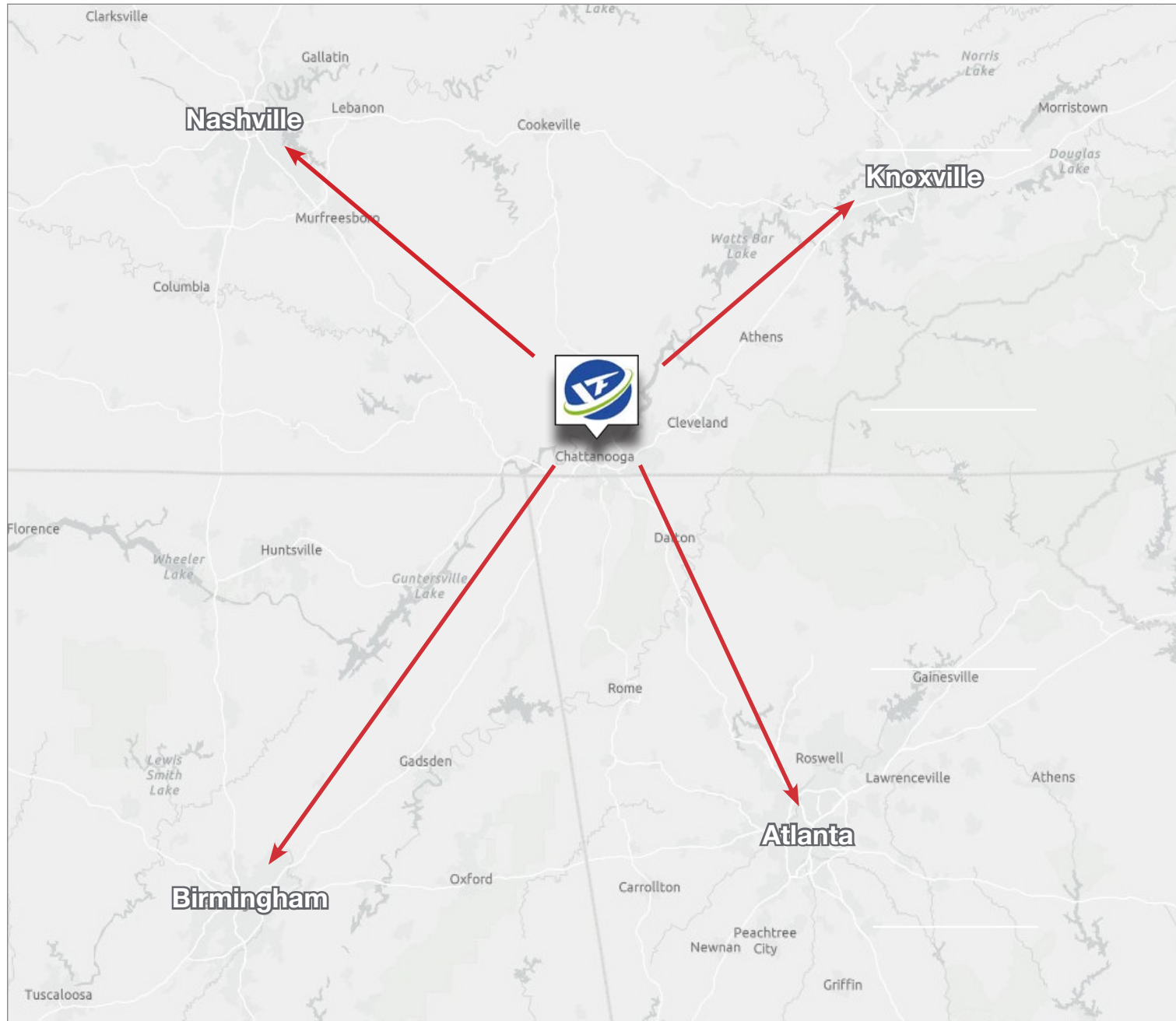
Aerial Map



Location Map



Drive Times

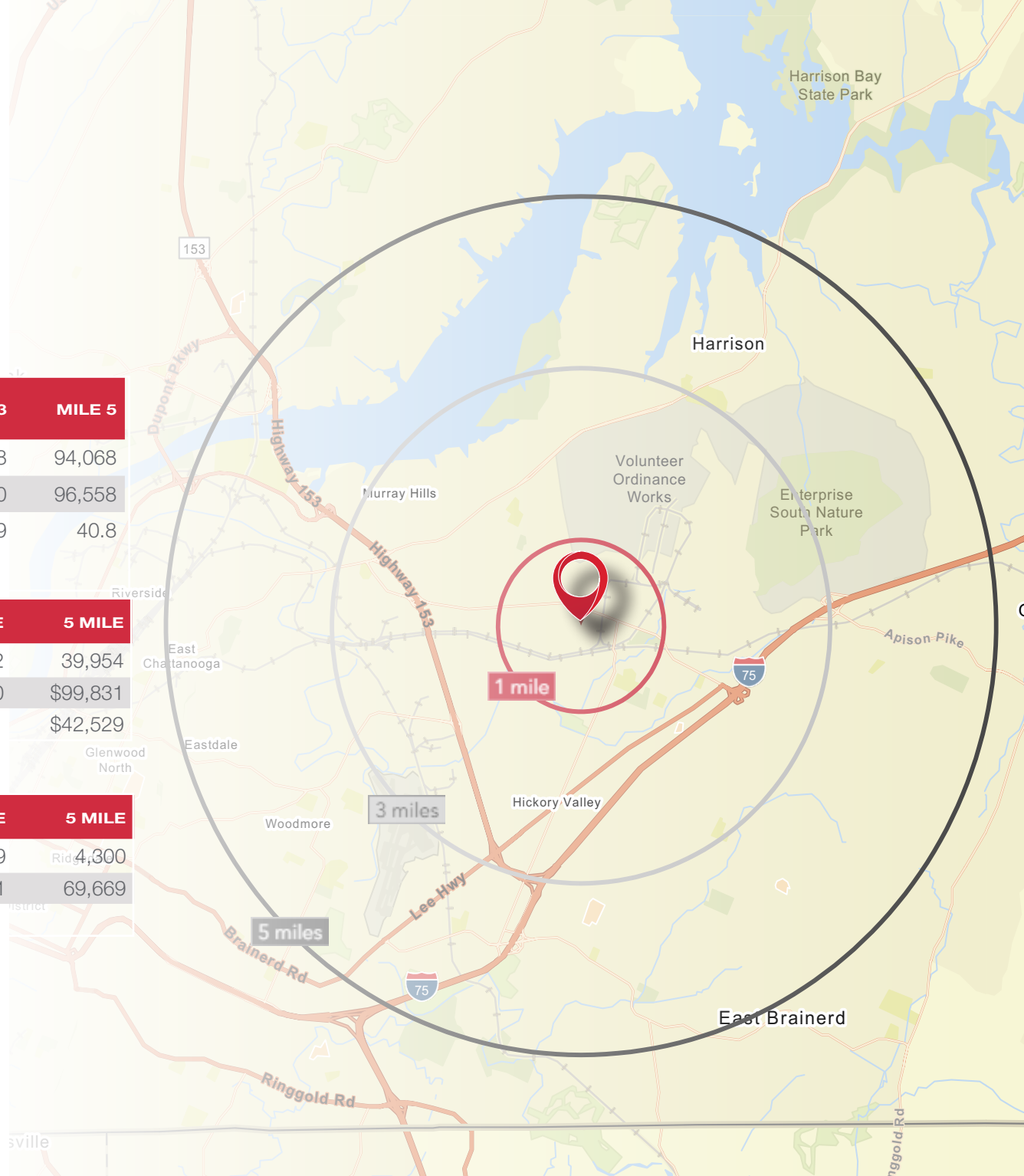


Demographics

POPULATION#	MILE 1	MILE 3	MILE 5
Population 2025	3,548	30,198	94,068
Projection 2030	3,563	30,970	96,558
Median Age	41.6	41.9	40.8

#HOUSEHOLD	1 MILE	3 MILE	5 MILE
2025 Households	1,477	13,432	39,954
Average Household Income	\$74,946	\$87,660	\$99,831
Per Capita Income	\$32,086	\$39,231	\$42,529

#BUSINESS	1 MILE	3 MILE	5 MILE
Total Businesses	112	2,609	4,300
Total Employees	3,422	43,551	69,669



Chattanooga Market Overview



Chattanooga, Tennessee, known as the “Gateway to the Southeast”, has become one of the region’s most compelling cities for both business growth and quality of life. Strategically located at the intersection of I-24, I-75, and I-59, the city provides efficient access to major Southeastern markets, making it a natural hub for manufacturing, logistics, and distribution. Affordable and reliable power through the Tennessee Valley Authority, a deep manufacturing workforce, and a competitive cost structure continue to attract employers across automotive, advanced materials, and transportation sectors.

Branded as “Gig City,” Chattanooga was the first U.S. city to deploy citywide gigabit internet and now offers 25-gig service, supporting innovation in technology, advanced manufacturing, and smart infrastructure. Paired with a revitalized downtown, strong higher-education presence, and abundant outdoor recreation along the Tennessee River, Chattanooga offers businesses operational advantages while providing residents with a high quality of life at a lower cost than many primary Southeast markets.

Source: 1) Chattanooga Chamber, 2) ArcGIS Business Analyst (Esri 2025)

Industrial Market Overview

Chattanooga is one of the Southeast's most strategically positioned secondary industrial markets, driven by its central geography, robust transportation infrastructure, advanced manufacturing base, and disciplined development pipeline. The broader industrial market spanning Southeast Tennessee and Northwest Georgia exceeds 100 million square feet of inventory. The Chattanooga CSA includes 64.2 million square feet with 3.0% vacancy and 283,000 square feet under construction.

The market continues to attract distribution, automotive, and advanced manufacturing users seeking efficient access to major Southeastern population centers at a lower cost basis than primary markets such as Atlanta and Nashville. Fundamentals remain strong, characterized by historically low vacancy rates in the low single digits, measured construction activity relative to demand, and consistent net absorption led by logistics and automotive users. Limited speculative overbuilding has kept vacancy constrained and preserved landlord pricing power. While rental rates remain below those of primary Southeast markets, they have risen significantly since 2020, reflecting sustained demand for modern warehouse space and limited availability of Class A product.

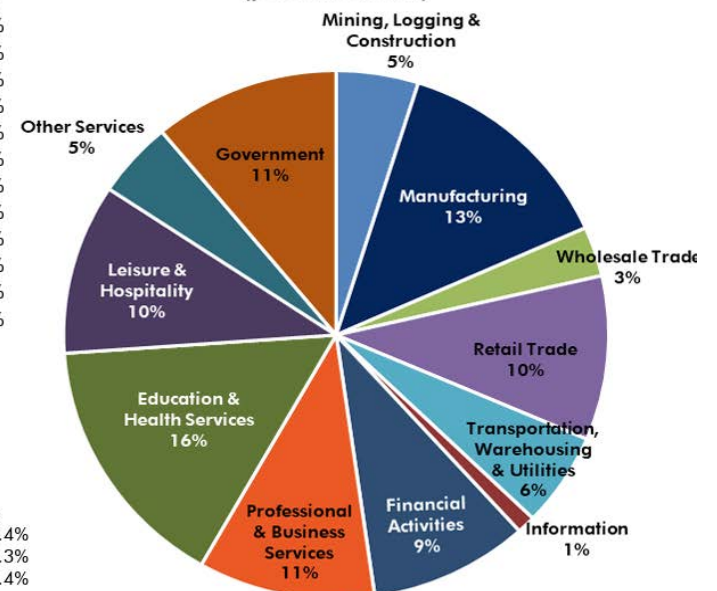


Sector	Jobs Dec-25 Prelim.	% change 1-Year
Mining, Logging & Construction	14,600	-0.7%
Manufacturing	40,400	-1.0%
Wholesale Trade	9,100	1.1%
Retail Trade	30,100	0.3%
Transportation, Warehousing & Utilities	17,200	-2.3%
Information	3,300	-2.9%
Financial Activities	28,300	-2.4%
Professional & Business Services	31,500	2.6%
Education & Health Services	46,900	3.5%
Leisure & Hospitality	31,200	1.0%
Other Services	13,900	4.5%
Government	33,100	0.6%

Jobs – 1-Year Growth Rate Dec-25				
Chattanooga MSA	0.7%			
Tennessee	0.7%			
United States	0.3%			

Population	2020*	2024 Est.	Change
City of Chattanooga	181,671	191,496	9,825 5.4%
Hamilton County	366,837	386,256	19,419 5.3%
Chattanooga MSA	563,308	588,050	24,742 4.4%

Chattanooga MSA Jobs by Sector - Dec-2025
(percent of total)



Source:
1) Chattanooga Chamber

Top Industries



Chattanooga's economy is supported by a diverse mix of established and emerging industries. Healthcare remains one of the city's largest employment sectors, driven by major hospital systems and a strong insurance presence. Manufacturing continues to anchor the region with strengths in automotive, food production, and industrial equipment, supported by globally recognized employers. The public sector and education provide significant workforce stability through local government and school systems. Energy and utilities play a central role, with the Tennessee Valley Authority serving as a major regional force in power generation and infrastructure. Chattanooga's reputation as a "Gig City" fuels growth in technology and innovation, particularly in logistics-tech and startup development. Finally, tourism and hospitality contribute meaningfully to the local economy, leveraging the area's outdoor recreation, riverfront attractions, and revitalized urban core.

TOP 25 EMPLOYERS



Source: 1) Chattanooga Chamber



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Vice President

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