



# FOR LEASE

**NEW - CLASS "A"  
INDUSTRIAL DEVELOPMENT  
50,000 - 100,000 SF**



## **SPRING BRANCH INDUSTRIAL PARK**

**I-75 VISIBILITY - EXIT 20 ACCESS  
13.15 ACRES  
MANUFACTURING / WAREHOUSING**



**4550 CHEROKEE GTWY BLVD SW, MCDONALD, TN**

**FOR MORE INFORMATION: SIM WILSON  
PHONE: O 423-498-2800 C 423-336-1086  
EMAIL: SIM.WILSON@WILSON-STEEL.COM**

# PROPERTY DESCRIPTION

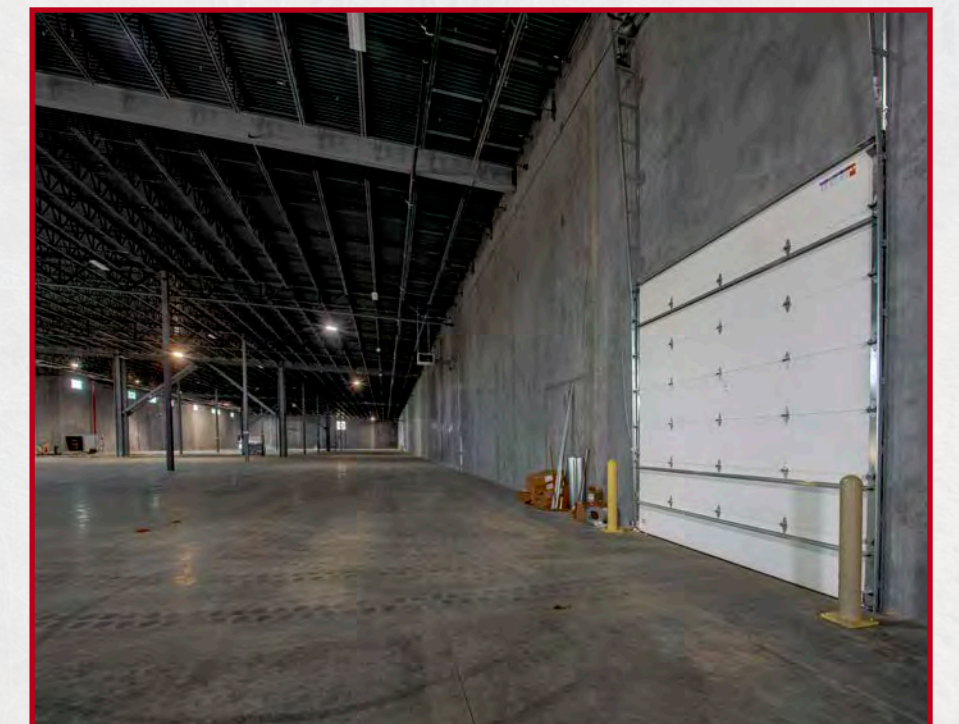
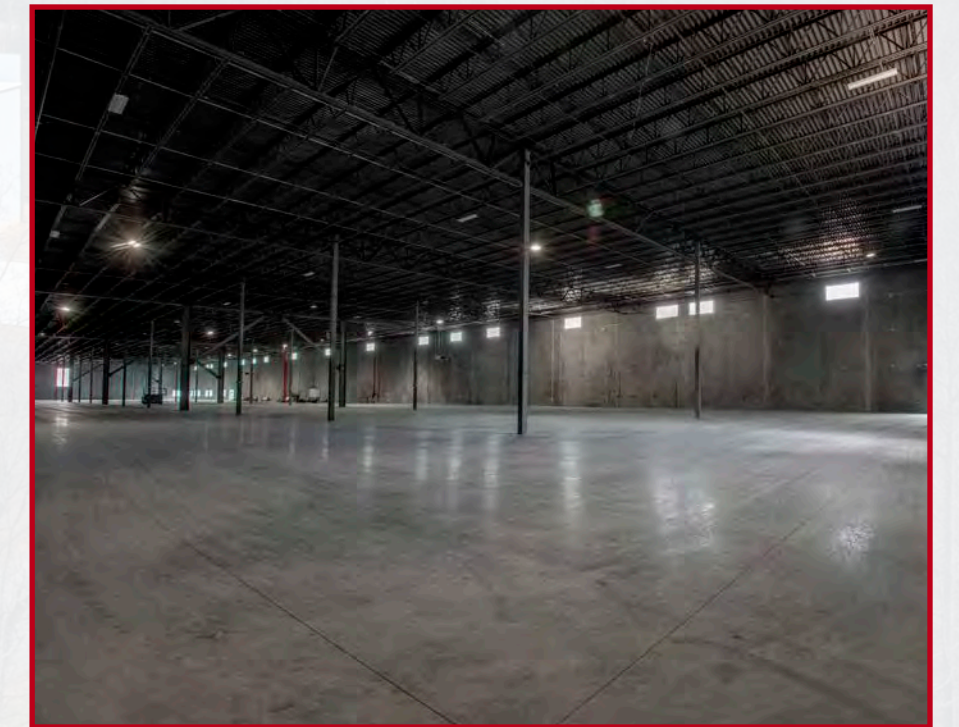
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WILSON STEELE COMMERCIAL REAL ESTATE GROUP, LLC ("WILSON STEELE"), HAS BEEN EXCLUSIVELY ENGAGED AS LEASING REPRESENTATIVE FOR 4550 GATEWAY BLVD SW LOCATED IN THE IMPRESSIVE SPRING BRANCH INDUSTRIAL PARK, CURRENT HOME TO IMPRESSIVE MANUFACTURERS SK FOODS, CLEVELAND CLIFFS AND AMAERO INC. LOCATED WITHIN THE FAST GROWING CHATTANOOGA-CLEVELAND-DALTON CSA, THE PROPERTY IS A 99,000 SQUARE FOOT, TILT WALL, NEW CONSTRUCTION, SINGLE OR MULTI TENANT (DEMISABLE TO 50,000 SF), FEATURING 34'-38' CLEAR HEIGHTS, ESFR FIRE SUPPRESSION SYSTEM, 6" REINFORCED SLAB, EIGHT (8) DOCK DOORS WITH HYDRAULIC LEVELERS AND TWO (2) DRIVE IN DOORS. THE PROPERTY IS LOCATED ON 13.15 AC OF LAND IMMEDIATELY ADJACENT TO I-75 WITH EXCELLENT INTERSTATE VISIBILITY. THE PROPERTY IS EXCEPTIONALLY POSITIONED WITHIN THE EVER-TRANSFORMING CLEVELAND, TN MARKETPLACE, JUST 25 MILES TO CHATTANOOGA METROPOLITAN AIRPORT AND 60 MILES TO KNOXVILLE TYSON MCGEE AIRPORT. THIS EAST TENNESSEE CORRIDOR IS STRATEGICALLY POSITIONED AT THE JUNCTION OF FOUR MAJOR INTERSTATES, INCLUDING I-24, I-75, I-59 AND I-40, PROVIDING SUPERIOR ACCESS TO ATLANTA, NASHVILLE, KNOXVILLE, BIRMINGHAM, AND HUNTSVILLE ALL WITHIN DRIVE TIME OF THREE(3) HOURS.



# PROPERTY SPECIFICATIONS

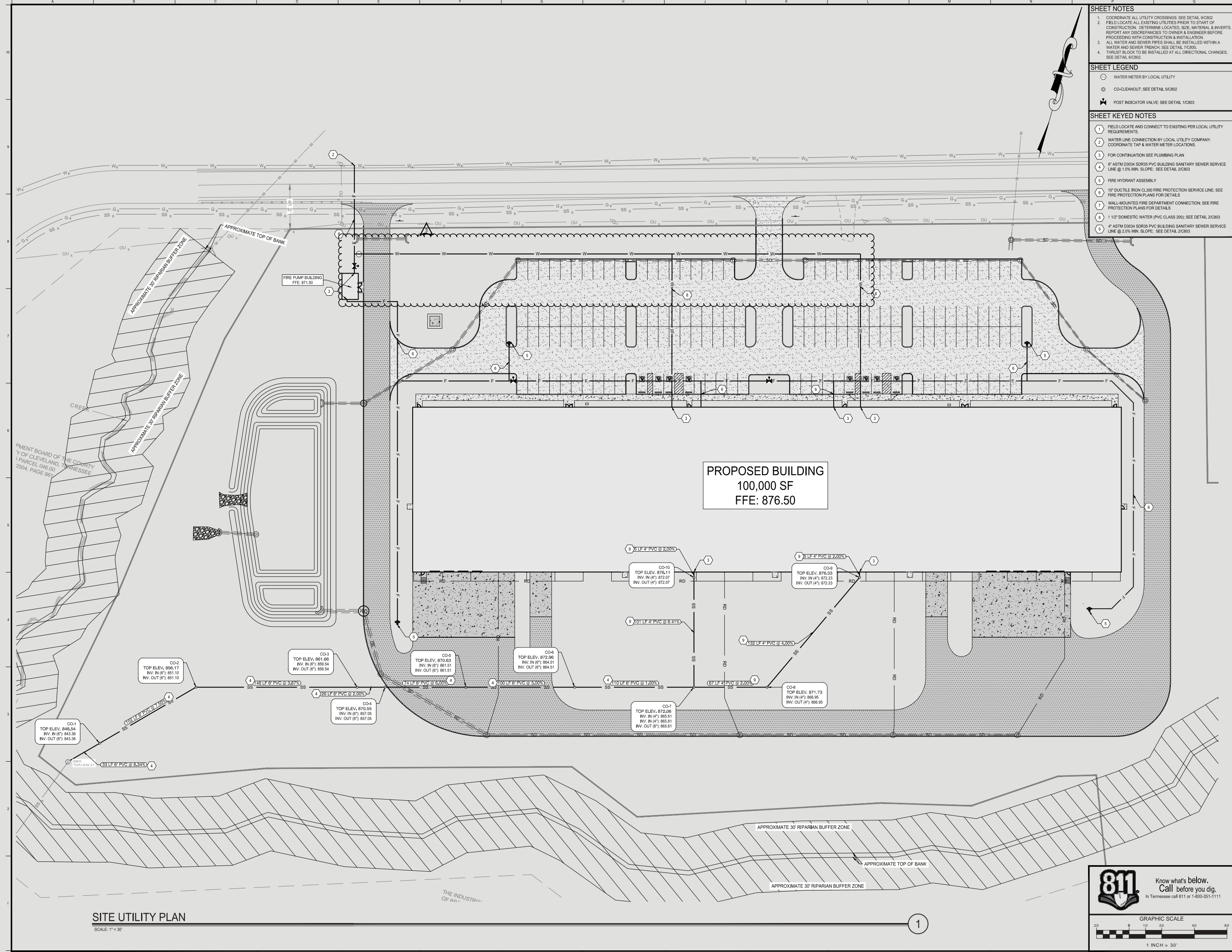
<b>LOT SIZE:</b>	13.15 ACRES
<b>BUILDING SIZE:</b>	APPROXIMATELY +/- 100,000 DEMISABLE TO 50,000 SF
<b>COLUMN SPACING:</b>	50' X 50' BAYS
<b>PARKING:</b>	120 SPACES
<b>ZONING:</b>	IL
<b>EXTERIOR WALLS:</b>	TILT UP CONCRETE PANELS
<b>ROOF:</b>	TPO - 60ML
<b>CEILING HEIGHT:</b>	BACK - 34' FRONT - 38'
<b>DOCK DOORS:</b>	8 - 9'X10' DOCK DOORS
<b>DRIVE-IN DOORS:</b>	2 - 14'X14' DRIVE IN DOORS
<b>FIRE SUPPRESSION:</b>	ESFR - THREE (3) ZONES
<b>HEAT:</b>	6 GAS OVERHEAD HEATERS
<b>FLOOR:</b>	6" CONCRETE
<b>LIGHTING:</b>	LED HIGH BAY LIGHTING IN WAREHOUSE LED WALL PACK EXTERIOR LIGHTING LED POLE LIGHTING IN PARKING AREA
<b>ELECTRICAL:</b>	SEE PLANS
<b>FIRE ALARM:</b>	SEE PLANS
<b>RENTAL RATE:</b>	\$9.75 PSF NNN
<b>ESTIMATED OPEX:</b>	\$1.39 PSF





# FLOOR PLANS

## 50,000 - 100,000 SF



**SHEET NOTES**

- COORDINATE ALL UTILITY CROSSINGS. SEE DETAIL 6C300.
- FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. DETERMINE LOCATED, SIZE, MATERIAL & INVERTS. REPORT ANY DISCREPANCIES TO OWNER & ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION & INSTALLATION.
- ALL WATER AND SEWER PIPES SHALL BE INSTALLED WITHIN A WATER AND SEWER TRENCH. SEE DETAIL 7C300.
- TRIPLE BLOCK TO BE INSTALLED AT ALL DIRECTIONAL CHANGES. SEE DETAIL 6C300.

**SHEET LEGEND**

- WATER METER BY LOCAL UTILITY
- CO-CLEANOUT. SEE DETAIL 6C300
- ★ POST INDICATOR VALVE. SEE DETAIL 10C30

**SHEET KEYED NOTES**

- FIELD LOCATE AND CONNECT TO EXISTING PER LOCAL UTILITY REQUIREMENTS.
- WATER LINE CONNECTION BY LOCAL UTILITY COMPANY. COORDINATE TAP & WATER METER LOCATIONS.
- FOR CONTINUATION SEE PLUMBING PLAN.
- ASTM D3034 SERIES PVC BUILDING SANITARY SEWER SERVICE LINE @ 1/8" MIN. SLOPE. SEE DETAIL 2C300
- FIRE HYDRANT ASSEMBLY.
- 12" DUCTILE IRON CL350 FIRE PROTECTION SERVICE LINE. SEE FIRE PROTECTION PLANS FOR DETAILS.
- 1" DUCTILE IRON CL350 FIRE PROTECTION SERVICE LINE. SEE FIRE PROTECTION PLANS FOR DETAILS.
- 1" 12" DOMESTIC WATER (PVC CLASS 200). SEE DETAIL 2C300
- ASTM D3034 SERIES PVC BUILDING SANITARY SEWER SERVICE LINE @ 1/8" MIN. SLOPE. SEE DETAIL 2C300

**MBI**

ENGINEER

MBI COMPANY INC.  
298 N. WOODLAND ROAD  
MCKNIGHT, TN 37056  
PHONE: (615) 864-0000  
FAX: (615) 864-2113  
WEB: [www.mbi.com](http://www.mbi.com)

PROJECT INFORMATION

PROJECT: SPRING BRANCH LOT 3 SPEC BUILDING  
PROJECT ADDRESS: [REDACTED]  
PROJECT NO.: 241099  
DATE: 04/23/2025

REVISION INFORMATION

NO.	DATE	DESCRIPTION	BY	CHKD.
01	03/20/2025	ISSUE FOR PERMITTING	ASC	ASC
02	04/23/2025	REVISED PER COMMENTS	ASC	ASC

SHEET INFORMATION

SHEET NO.: C600  
DESIGNED BY: ASC  
DRAWN BY: ASC  
CHECKED BY: C.A.L.  
SHEET TITLE: SITE UTILITY PLAN

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-381-1111

GRAPHIC SCALE  
1 INCH = 30'

# SPRING BRANCH INDUSTRIAL PARK

THE SPRING BRANCH INDUSTRIAL PARK IS A 330 AC INDUSTRIAL PARK, LOCATED THIRTY MINUTES NORTH OF DOWNTOWN CHATTANOOGA ALONG INTERSTATE 75 IN THE SOUTHEAST QUADRANT OF EXIT 20. THE SITE IS ACCESSED FROM 4-LANE US 64/74 VIA GRADE SEPARATED INTERCHANGE 1/2 MILE EAST OF EXIT 20. ROADWAY AND UTILITY INFRASTRUCTURE, INCLUDING WATER, SEWER, ELECTRIC, NATURAL GAS, FIBER AND A 600,000 GALLON WATER STORAGE RESERVOIR.

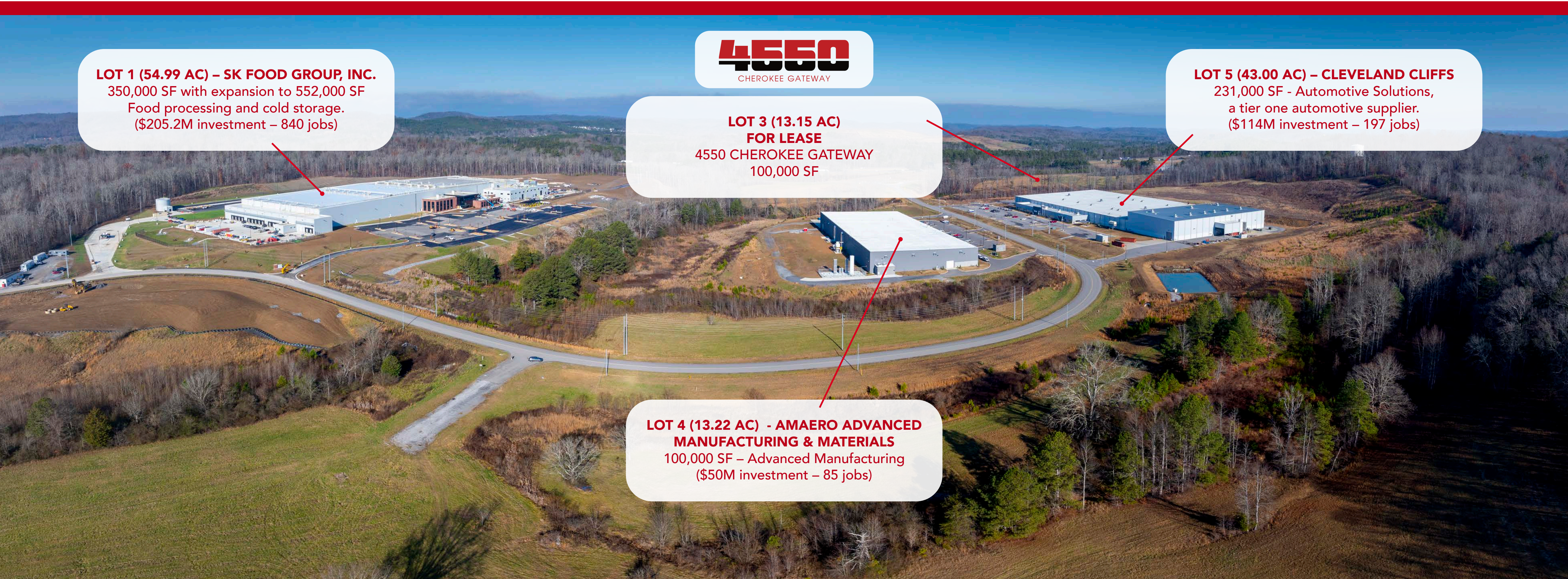
**LOT 1 (54.99 AC) – SK FOOD GROUP, INC.**  
350,000 SF with expansion to 552,000 SF  
Food processing and cold storage.  
(\$205.2M investment – 840 jobs)

**4550**  
4550  
CHEROKEE GATEWAY

**LOT 3 (13.15 AC)  
FOR LEASE**  
4550 CHEROKEE GATEWAY  
100,000 SF

**LOT 5 (43.00 AC) – CLEVELAND CLIFFS**  
231,000 SF - Automotive Solutions,  
a tier one automotive supplier.  
(\$114M investment – 197 jobs)

**LOT 4 (13.22 AC) - AMAERO ADVANCED  
MANUFACTURING & MATERIALS**  
100,000 SF – Advanced Manufacturing  
(\$50M investment – 85 jobs)





# CLEVELAND TENNESSEE OVERVIEW

## SUBMARKET OVERVIEW

The Cleveland/Bradley County area in southeast Tennessee is known as a friendly, mid-sized city that offers great career opportunities and a variety of living choices. Within close proximity to Nashville, Chattanooga and Atlanta, the area boasts abundant access to outdoor activities like whitewater rafting, hiking and trout fishing; and organized sports for adults and children. Area growth has been propelled over the past 10 years by a low cost of living and strong cooperation among local government, business and education, resulting in more than \$3.7 billion in new investment that created over 3,400 jobs.

## INDUSTRY SNAPSHOT

Cleveland was recently named the fifth-best metro area in the U.S. for work in manufacturing, according to SmartAsset’s 2021 ranking. Bradley County is home to 12 Fortune 500 companies and over 130 industries. Education and industry are partnering to create the PIE Center (Partnerships in Industry and Education). Recently opened, the career center will provide technical training and apprenticeships for students in a shared space with local companies and nonprofits. Cleveland, TN largest employment sector is Manufacturing, employing 8,632 workers, followed by Administrative and Support and Waste Management and Remediation Services (6,219 workers) and Retail Trade (5,394).

## ECONOMIC OUTLOOK

Over the next 10 years, the fastest growing occupation group in Cleveland/Bradley County, Tennessee is expected to be Healthcare Support Occupations with a +2.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Transportation and Material Moving Occupations (+903 jobs) and Food Preparation and Serving Related Occupations (+620). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Transportation and Material Moving Occupations (9,991 jobs) and Food Preparation and Serving Related Occupations (7,240).

## TOP EMPLOYERS

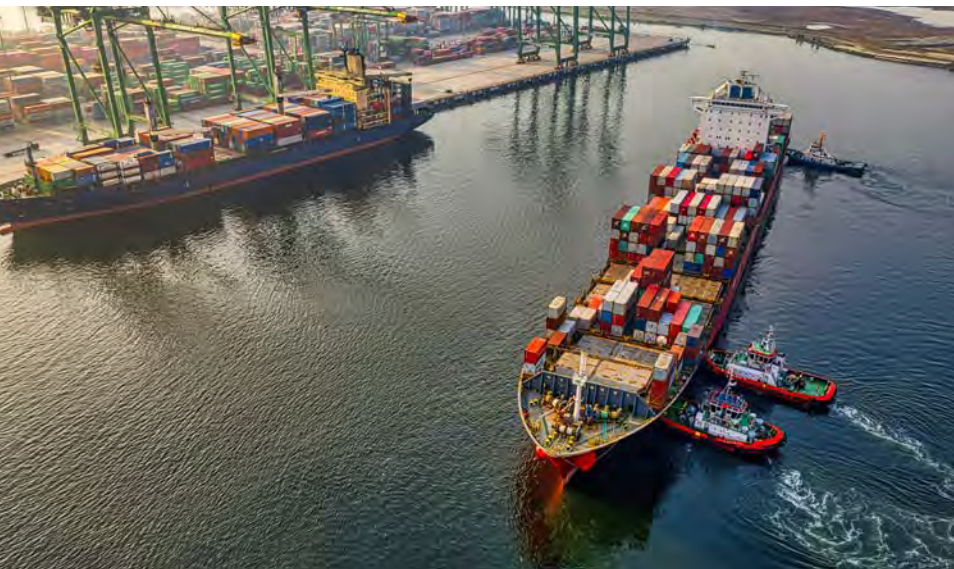
COMPANY	EMPLOYMENT	COMPANY	EMPLOYMENT
Whirlpool Corporation, Cleveland Division	1600	Bradley County Government (includes law enforcement and corrections)	620
Bradley County Schools (includes cafeteria)	1160	Mars Chocolate North America	575
Peyton’s Southeastern	1157	Lee University	501
Vitruvian Health	1100	Family Resource Agency	483
Jackson Furniture	894	Life Care Centers of America	450
Amazon	790	Eaton Electrical	413
Cleveland City Schools	745	Olin Corporation	340
WACKER Polysilicon	723	City of Cleveland	340
Walmart (two stores)	640	(not including seasonal part-time)	
		Renfro Corporation	336

## MANUFACTURING SPOTLIGHT

**Employment: 8,632 / Regional Employment: 12,556,691 in the nation**  
**Wages: \$57,178 / Avg Wages per Worker: \$70,435 in the nation**



# INFRASTRUCTURE



## AIRPORT

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Cleveland Regional Jetport - 251 Dry Valley Rd NE.  
General aviation airport featuring a 5,500-foot runway and an 8,000-squarefoot terminal. Able to handle corporate fleet aircraft, the jetport is convenient to Cleveland, Athens, Chattanooga and surrounding areas. Chattanooga Airport (Lovell Field) - 1001 Airport Rd  
Single concourse, five gates total with non-step destinations to Atlanta, Charlotte, Chicago, Detroit, Washington D.C. New York/Newark, Orlando & Tampa  
500K Annual Boarding Counts

## HIGHWAYS

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Interstate 75, U.S. Highways 11 and 64, State Routes 60, 74, 40, 308 and 306.  
Cleveland/Bradley County is also within an hour's drive of Interstates 59, 24 and 40.

## PORT

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The Port of Savanna, 377 miles from 4550 Cherokee Gateway, is the largest single-terminal container facility of its kind in North America. The port is comprised of two modern deep-water terminals, Garden City and Ocean Terminals. Garden City is the fourth busiest container facility in the US, encompassing 1,200 hundred acres.

## RAIL

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CSX to the Appalachian Regional Port ([www.gaports.com/our-port/](http://www.gaports.com/our-port/)), located 26 miles from 4550 Cherokee Gateway and a joint effort of the state of Georgia, Murray County GA, the Georgia Ports Authority and CSX Transportation. This inland rail terminal is a direct gateway to global markets through existing the Port of Savannah and other southeastern port destinations.

## TELEPHONE SERVICE

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Local telephone service is provided by AT&T at 888-757-6500 or by Charter Spectrum (where available) by calling 833-694-9256. Local vendors for services are available via Chamber membership directory at [www.clevelandchamber.com](http://www.clevelandchamber.com).

## UTILITIES

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POWER: Cleveland Utilities Ocoee Utility District Volunteer Energy Savannah Valley Utility District  
WATER: Cleveland Utilities; Calhoun-Charleston Utility District  
GAS: Chattanooga Gas Co.

# REGIONAL CONNECTIVITY



**11 MILLION CONSUMERS**  
WITHIN A 3-HOUR DRIVE OF  
CHATTANOOGA/CLEVELAND,  
ENCOMPASSING THE CITIES SHOWN.



**NASHVILLE**  
Metro Population: 2.1M  
2023 Population Growth: 0.80%  
143 Miles – 2 Hrs, 30 Min Drive

**KNOXVILLE**  
Metro Population: 800K  
2023 Population Growth: 1.70%  
102 Miles – 1 Hr, 30 Min Drive

**HUNTSVILLE**  
Metro Population: 400K  
2023 Population Growth: 1.80%  
114 Miles – 1 Hr, 50 Min Drive

**CHATTANOOGA**  
Metro Population: 430K  
2023 Population Growth: 0.94%  
28 Miles – 34 Min Drive

**BIRMINGHAM**  
Metro Population: 860K  
2023 Population Growth: 0.80%  
158 Miles – 2 Hrs, 10 Min Drive

**ATLANTA**  
Metro Population: 6.3M  
2023 Population Growth: 1.55%  
117 Miles – 1 Hr, 40 Min Drive



## FOR MORE INFORMATION:

SIM WILSON,  
PRESIDENT & FOUNDING PRINCIPAL

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C 423-336-1086

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