

FOR LEASE | SALE

63,610± SF | INDUSTRIAL



Industrial Corridor

7235 Bonnyshire Drive
Chattanooga, TN 37416

Industrial Warehouse Opportunity

Property Information

Located in the heart of Chattanooga's industrial and logistics corridor, 7235 Bonnyshire Drive offers a premier business address for companies seeking a strategic foothold in the Southeast. This property serves as a high-visibility hub within a thriving commercial landscape, ideal for corporate headquarters, light manufacturing, or distribution.

Strategic Location & Accessibility

Positioned just off Bonny Oaks Drive, this location provides unparalleled connectivity to the region's most critical infrastructure. Only 2.6 miles from I-75.

Logistics Proximity: Minutes away from major global operations, including the Volkswagen Assembly Plant and Amazon Fulfillment Centers.

Infrastructure Access: Direct access to I-75 and I-24, ensuring seamless transport routes throughout Tennessee, Georgia, and beyond.



Jeff Jennings, CCIM

o: 423 255 8555

e: jbj@charterre.com



FOR LEASE | SALE

63,610± SF | INDUSTRIAL



Jeff Jennings, CCIM

o: 423 255 8555

e: jbj@charterre.com

NAI Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SPACE OVERVIEW

Warehouse: 57,960± SF

- **Ceiling Height:** Clear Span - 40' Eve / 45' Apex
- **Roof Material:** Metal (Kirby roof and building)
- **Vent Fans:** (4) Stationary, (15) motorized, (2) direct drive inline exhaust fans, (5) wall propeller fans/sleeves, backguards, weather hoods, motorized back draft
- **Floor Thickness:** 6" w/1.5 # fiber per cubic yard of concrete
- **Power:** 3phase, 120amps/208volts, & 480amps/277volts
- **Dock Doors:** (18) • **Drive-In Doors:** (1) • **Box Truck Doors:** (3)
- **HVAC:** Carrier units in offices. Carrier gas furnaces in warehouse.
- **Sprinklers:** ESFR 8" Pipes with sprinkler pendent heads (k25.2) / (16) heads @ 37psi and/or (12) heads @ 60psi.
- **Mezzanine:** Access from 2nd floor office space. Offers additional storage and access to HVAC ducts.
- **Amenities:** Breakroom, restroom, separate entrance from lot.

Office (1st Floor Space): 3,050± SF

- **Amenities:** (3) private offices, open work area, breakroom, two restrooms, server room, an enclosed lobby, warehouse entrance, and a storage room.

Office (2nd Floor Space): 2,600± SF*

- **Amenities:** (4) private offices, open work area, breakroom, restrooms, door to the mezzanine and a stairway entrance.

BUILDING & AMENITIES

Building: Built in 2020, the property is located at the end of the cul-de-sac. The roof has solar panels with control box located in the warehouse. Large breakroom in the warehouse and two smaller in the offices. A compressor shed on the side of the building. Lots of storage racks in the warehouse. The racks are not included in the sale price or lease rate but could be negotiated outside of the sale or lease of the facility.

Entrance & Parking: Gated entrance to the property. Beautifully landscaped for curb appeal. Includes 29 parking spaces located in the front of the office building. Truck parking is located at the back of the property.

OFFERING SUMMARY

Sale Price: **\$9,000,000**

Lease Rate: **\$8.75 PSF NNN**

LEASING NOTE

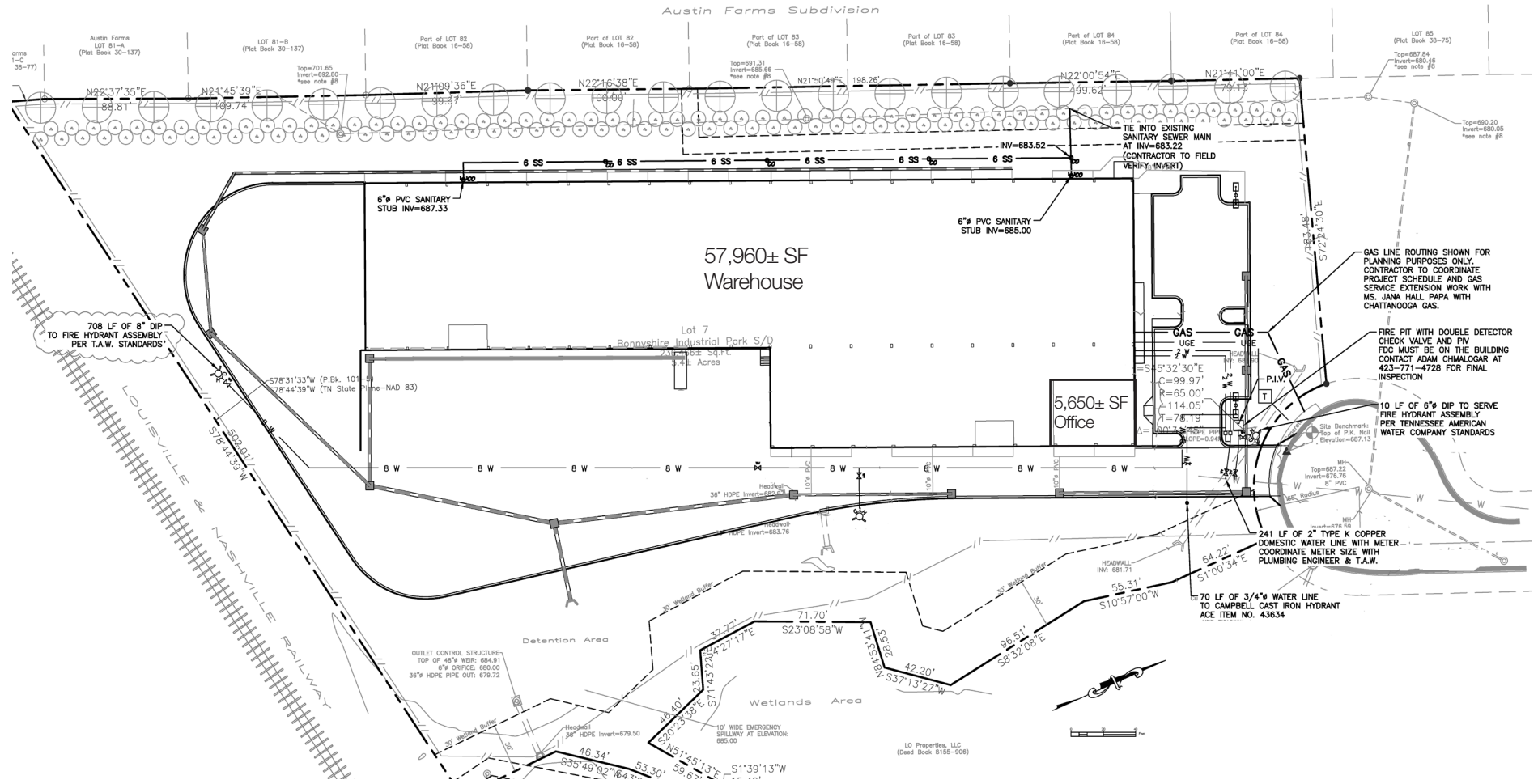
***Landlord Usage:** This property is subject to landlord retaining the 2nd floor office space (2,600 SF) if property is leased. The 2nd floor has a private exterior entrance.



Jeff Jennings, CCIM

o: 423 255 8555

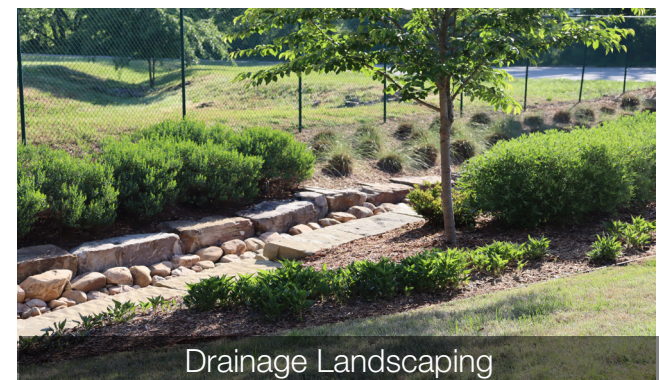
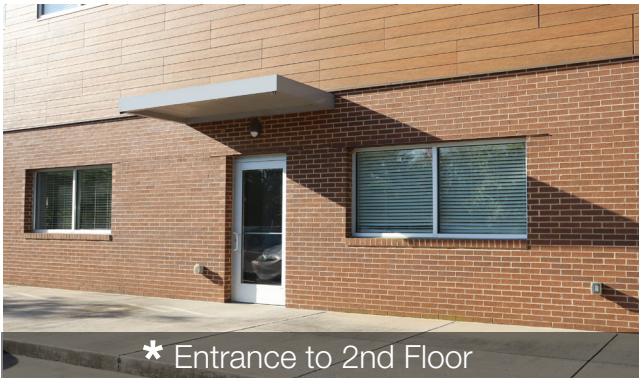
e: jbj@charterre.com



Jeff Jennings, CCIM

o: 423 255 8555

e: jbj@charterre.com



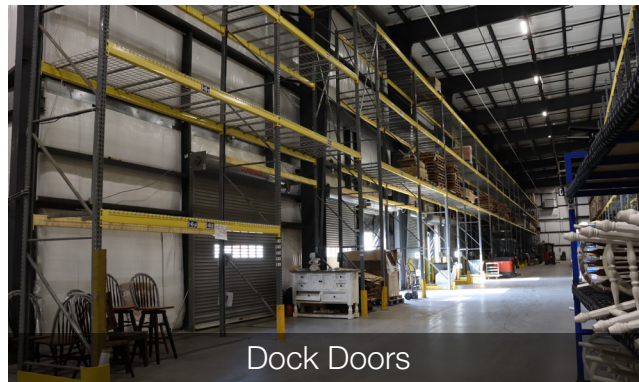
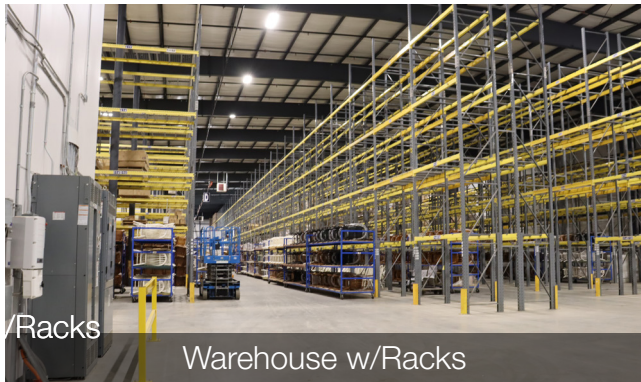
* 2nd floor office subject to landlord occupancy if leased.



Jeff Jennings, CCIM

o: 423 255 8555

e: jbj@charterre.com



Jeff Jennings, CCIM

o: 423 255 8555

e: jbj@charterre.com



Dock Doors



Exterior Docks



Warehouse Entrance



Dock & Truck Parking



Back of the Warehouse



Roll Up Door at Back of Warehouse



Back of the Warehouse



Dock Doors



Truck Parking & Docking Area



Jeff Jennings, CCIM

o: 423 255 8555

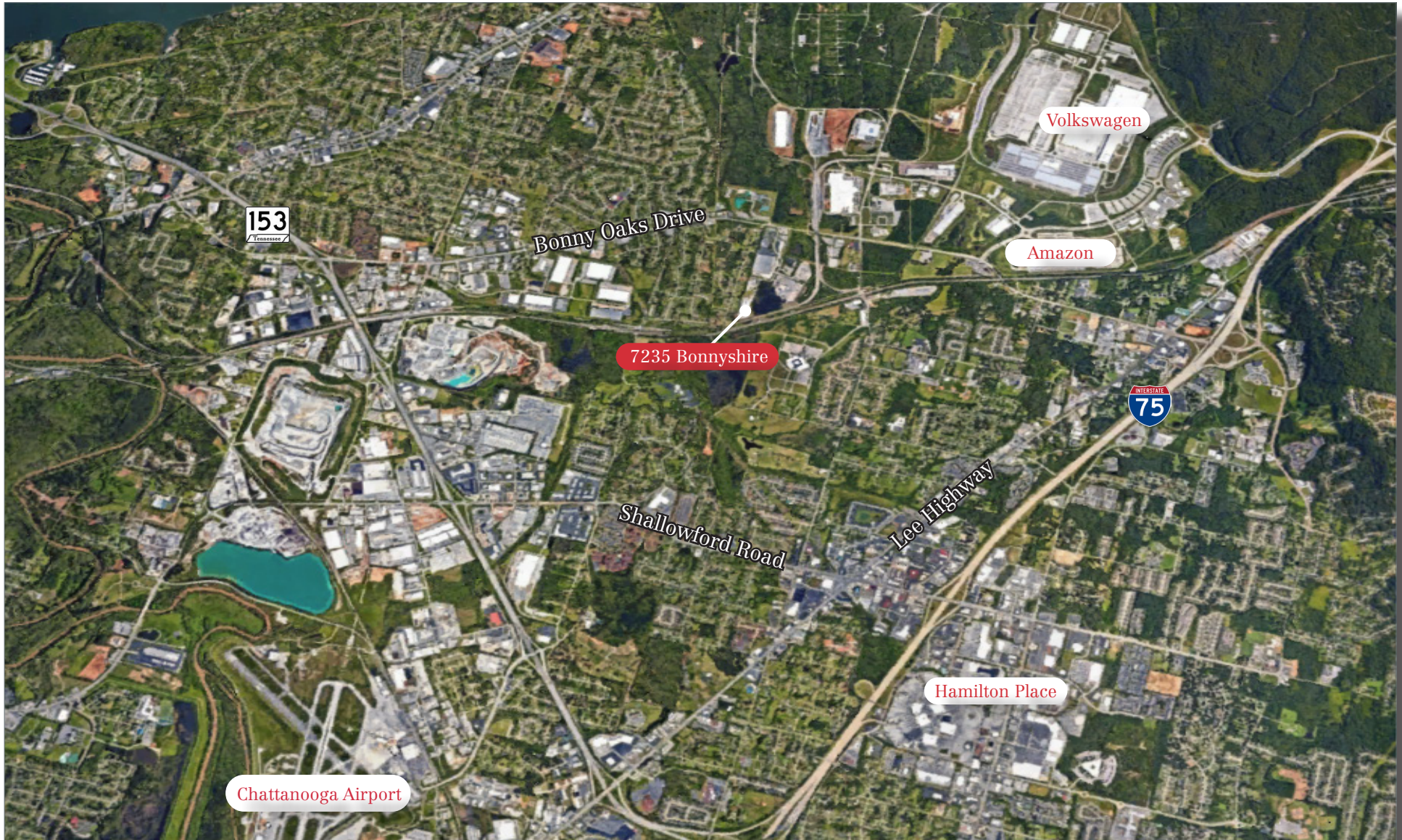
e: jbj@charterre.com



Jeff Jennings, CCIM

o: 423 255 8555

e: jj@charterre.com



Jeff Jennings, CCIM

o: 423 255 8555

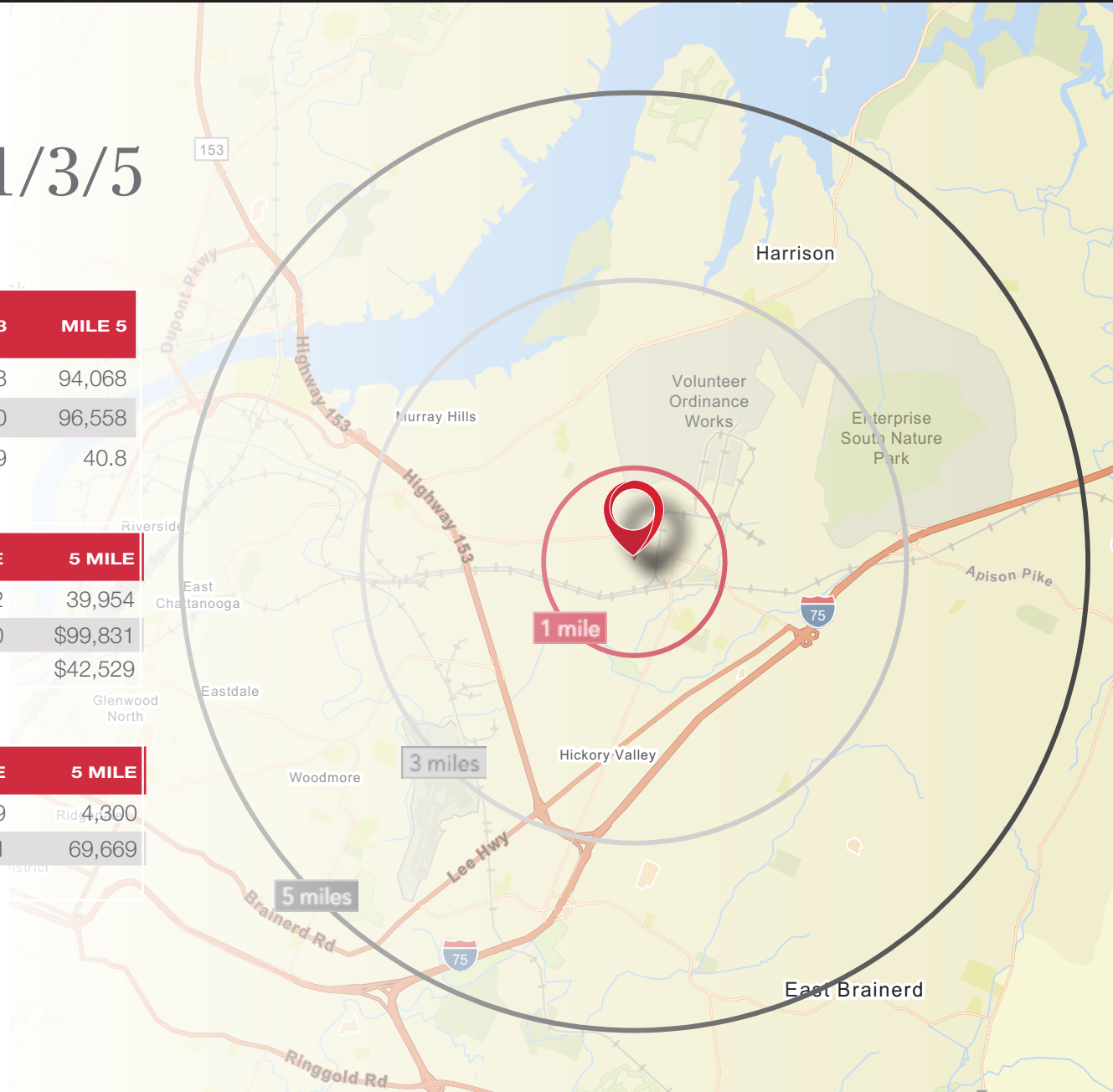
e: jj@charterre.com

DEMOGRAPHICS 1/3/5

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



Jeff Jennings, CCIM

o: 423 255 8555
e: jbj@charterre.com



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



Jeff Jennings, CCIM

o: 423 255 8555

e: jbj@charterre.com



TE TENNESSEE ENTERPRISES

NAI Charter

Jeff Jennings, CCIM
VICE PRESIDENT

520 LOOKOUT STREET
CHATTANOOGA, TN 37403

+1 (423) 255 8555
jbj@charterre.com

www.naicharter.com