

Cleveland Industrial Park

3000 20th St NE, Cleveland, TN 37323



Presented by
Keller Williams Cleveland



Price: \$7.20 - \$8.28 /SF/YR

Cleveland Industrial Park offers 450,000 square feet of newly constructed industrial space across four buildings in an easily accessible, well-positioned industrial center. This exceptional park comprises approximately 25 acres with two gated access points and security fencing around the site. The park also has a dedicated fire pump house and fire loop with ESFR fire suppression installed at the facilities.

Each building features two to eight dock doors, one to four drive-ins, and a 28-foot eaves height with a 36-foot center, allowing for ample clearing for racking, storage, large equipment, and/or machinery. Dedicated office space, break rooms, and restrooms are present at each property.

Located in Cleveland, Tennessee, the property provides convenient access to significant area thoroughfares, including Interstate 75, just 5 miles away, and Highway 411, less than 8.5 miles away. Cleveland Industrial Park is 4 miles from the Cleveland Regional Jetport and 28 miles from the Chattanooga Metropolitan Airport. Discover a population of over 111,340 with a projected annual growth within a 10-mile radius of the site, contributing to the area's strong labor pool, thriving consumer base, and flourishing community.

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Cleveland Industrial Park is a secure 25-acre site with four newly constructed buildings, ideal for a wide range of industrial users.

Building specifications include two to eight dock doors, one to four drive-ins, and 1,200 to 2,200 SF of dedicated office space, building-dependent.

Each building offers 85,000 to 195,000 square feet of space and a 28-foot eaves height with a 36-foot center, allowing for ample clearing.

Cleveland Industrial Park is conveniently located 5 miles from Interstate 75, near the Cleveland Regional Jetport and Highway 411.



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Building 4



Building 4

Listing spaces

Building #2

Space Available	85,000 SF
Rental Rate	\$7.20 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	1,875 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

FOR LEASE - 85,000 total square feet of warehouse space (8) dock doors and (1) ground level doors (6) 14' x 14' and (1) 14 x 16 Building has 28' foot eave height with 36' foot center allowing for ample space for racking / storage or large equipment / machinery. 1,875 SF office space with break room / 2 restrooms

Building #4

Space Available	195,000 SF
Rental Rate	\$8.28 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	1,875 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

FOR LEASE - Approximately 195,000 total square feet under roof with 26,500+/- square feet of which is open air loading /staging outdoor/ storage area. Concrete floor 9" thick, (6) dock doors and (4) ground level doors (3) 14' x 14' and (1) 24' x 16' Building has 28' foot eave height with 36' foot center allowing for ample space for racking / storage or large equipment / machinery. 1,875 SF office space with break room and 2 restrooms

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Building 3



Building 1

Listing spaces

Building #3

Space Available	85,000 SF
Rental Rate	\$7.80 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	1,200 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

FOR LEASE - 85,000 total square feet of manufacturing or warehouse space. Power service is 3-Phase 277/480 4,000 amps (8) dock doors and (1) ground level doors (2) 14' x 14' and (1) 14 x 16. 1,200 SF office space with break room and 2 restrooms

Building #1

Space Available	85,000 SF
Rental Rate	\$7.20 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	2,200 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

FOR LEASE - 85,000 total square feet of warehouse space to include (4) 16' x 10' interior flat bed ground level docks for loading and unloading of flat bed trailers. All 4 stalls provides ability to drop trailer and close door for loading and unloading (2) 9'x10' dock doors (1) 14'x14' ground level door. Building has 28' foot eave height with 36' foot center allowing for ample space for racking / storage or large equipment / machinery. 2,200 SF office space with break room, 2 restrooms

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Property Photos



Building 1



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Building 2



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Building 3



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Building 3



Building 4

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Building 4



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Property Photos



Building 4



Plat

Cleveland Industrial Park

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Property Photos



Building 4

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Location

