



**SWEETWATER**  
DEVELOPMENTS, LLC

Partnering with



**CONCEPT**  
**DEVELOPMENTS, INC.**

TWO CENTRE PLAZA/CLINTON, TENNESSEE 37716



Representative Photo



Representative Photo



#### CONTACT:

John Bainer (865) 719-3902  
[jbainer@hollingsworthcos.com](mailto:jbainer@hollingsworthcos.com)  
Please reference building TM-193

Two Centre Plaza, Clinton, TN 37716  
Office (865) 457-3601 Fax (865) 457-3602  
[www.hollingsworthcos.com](http://www.hollingsworthcos.com)

**Sweetwater, TN • 75 Regional Commerce Park**  
**TM-193 • 173,824 SF • 17.99 Acres**

**Lease:** Call for Rate (Available Q2 2027)

(Based on NNN Lease, 10-year, 3% or CPI annual increase, whichever is greater. Rate subject to change.) \*

**Purchase:** Call for Price

**Location:** Knoxville & Chattanooga TN MSA / I-75 and I-40 Access

**Labor:** 500,000+ Workers/50 Mile Radius

#### General Building Features

**Qualified Production Property ("QPP"):** This property can qualify

**Size:** 173,824 SF, 17.99 Acres, Virtually Complete Building Planned

**Expandability:** Preplanned expansion up to 325,024 total SF

**Structure:** Pre-engineered steel column and beam design

**Clear Height:** 32' minimum clear height

**Column Spacing:** 60' x 60'

**Walls:** Split face masonry three sides to 7'-4", insulated metal to eaves;  
Insulated metal demountable rear expansion wall.

**Floor:** 6" - 4,000 psi concrete, Helix micro rebar, 10 mil vapor barrier

**Roof:** 24 gauge standing seam Galvalume, 30-year service life -

Low maintenance. Landlord maintains at no cost to Tenant.

**Sprinklers:** ESFR specifications, 100% wet sprinkler

**Power:** 1200 Amp 480/277 volt 3-Phase service (expandable), LED Lighting

**HVAC:** Efficient suspended gas forced-air heaters

**Docks:** (21) 9' x 10' loading doors and (1) drive-thru (14' x 14') door

**Parking:** (67) car spaces; additional possible

**Utilities:** Water: Watts Bar Utility District; Sewer: Sweetwater Utilities Board

**Electric and Gas:** Sweetwater Utilities Board

**Communication:** T1 available in addition to standard telecommunication services



Scan or Click QR Code For More Property Details on Website







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John Bainer

VP of Industrial Real Estate

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Cell (865) 719-3902

[jbainer@hollingsworthcos.com](mailto:jbainer@hollingsworthcos.com)

**75 Regional Commerce Park, Sweetwater, TN**  
The Ultimate in Fast and Flexible Industrial Building Solutions

## Six Reasons to Choose This Facility:

1. Strategic logistics locations on interstates.
2. Proven cost effective and available labor resulting in productive operations.
3. Multiple lease terms available.
4. Cost effective custom tenant finishes to meet your specs and budget.
5. Pre-planned expansion options to facilitate future growth.
6. Streamlined development packaging including: site selection, construction, local compliance, finish and financing.



### 75 REGIONAL COMMERCE PARK SWEETWATER, TN

**TM-192 – AVAILABLE Q2 2027 130,477 - 195,277 SF**

**TM-193 – AVAILABLE Q2 2027 173,824 - 325,024 SF**

**Lot 2 (Build-to-Suit) 108,000 - 130,000 SF**

**Lot 4 (Build-to-Suit) 195,000 - 298,000 SF**

**Lot 5 (Build-to-Suit) 151,000 - 324,000 SF**

**Lot 6 (Build-to-Suit) 151,000 - 256,000 SF**

**Lot 7 (Build-to-Suit) 130,000 - 326,000 SF**

**Lot 8 (Build-to-Suit) 108,000 - 326,000 SF**

## Location Features:

- Direct I-75 access, with convenient connectivity to I-40 and regional interstates
- Knoxville, TN MSA with access to 500,000+ workers within a 50-mile radius
- Just 30 minutes from McGhee Tyson Airport, offering connectivity to national and international markets
- Right-to-work state with a competitive, business-friendly environment and no state personal income tax
- Competitive pricing and stable utility rates
- Skilled workforce with expertise in manufacturing and logistics
- Superior quality of life with access to outdoor recreation, state parks, and Watts Bar Lake
- Sweetwater's proximity to major interstates provides excellent logistics for manufacturing and distribution
- New building and sites available, capable of accommodating facility needs from 100,000 SF to 500,000+ SF).