



NEW CLASS A INDUSTRIAL DEVELOPMENT
CHATTANOOGA'S PREMIER COMMERCE CORRIDOR



INFILL LOCATION IN CORE OF THE CHATTANOOGA MSA

www.NorthRiverCommerce.com



Rise Partners
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NEW CLASS A INDUSTRIAL DEVELOPMENT N ACCESS RD, CHATTANOOGA TN

MASTER PLAN OVERVIEW

➤ IMMEDIATE OCCUPANCY ➤ BUILD TO SUIT AVAILABLE





NEW CLASS A INDUSTRIAL DEVELOPMENT N ACCESS RD, CHATTANOOGA TN

Available for Immediate Occupancy

BUILDING 100 : 191,652 SF | 10.49 ACRES

Clear Height

32'

Building Depth:

260'

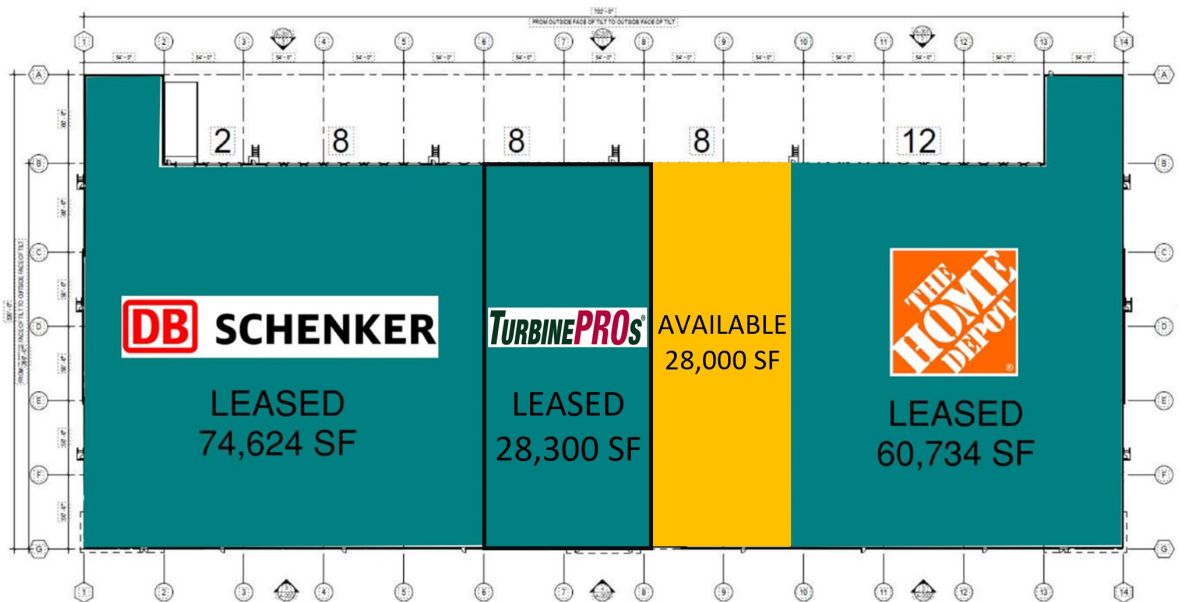
Column Spacing

50' x 54'

60' Speed Bay

Dock Doors

38



BUILDING 200: 190,392 SF | 12.88 ACRES

Clear Height:

32'

Building Depth:

240'

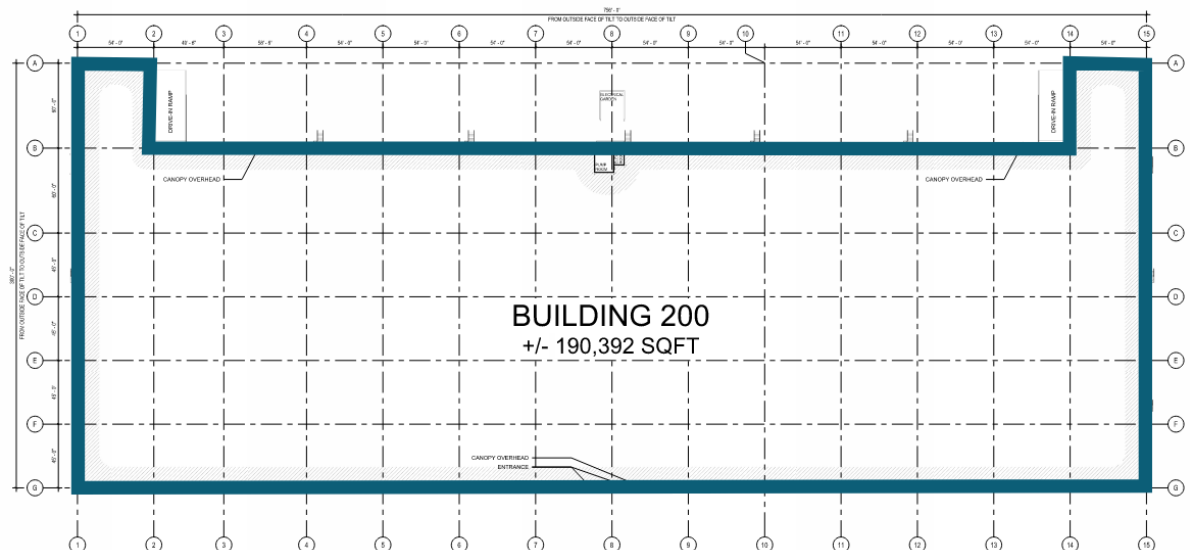
Column Spacing:

45' x 54'

60' Speed Bay

Dock Doors:

39





NEW CLASS A INDUSTRIAL DEVELOPMENT N ACCESS RD, CHATTANOOGA TN

BUILDING 300 : 217,106 SF | 12.88 ACRES

Clear Height:

32'

Building Depth:

240'

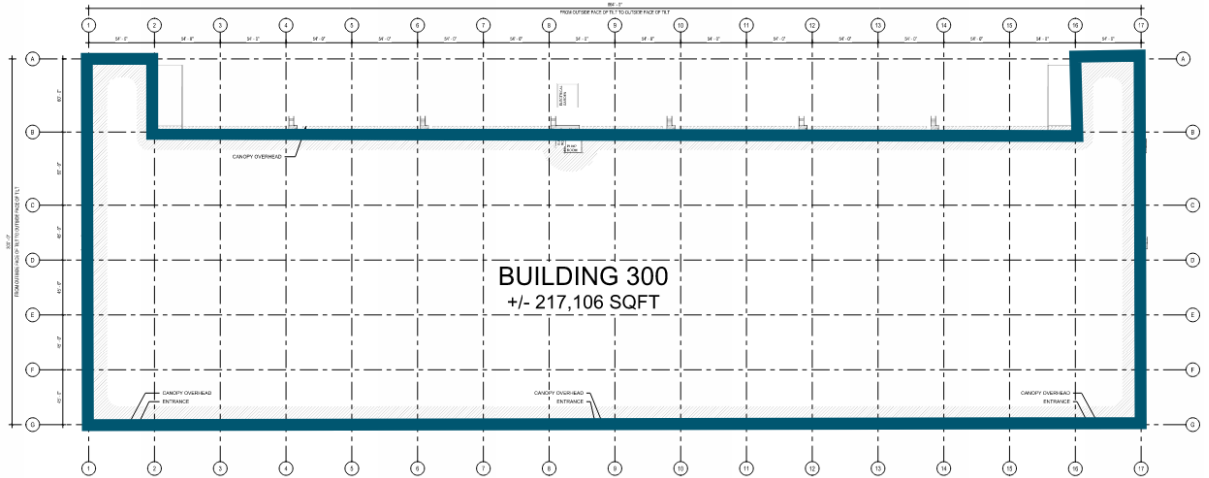
Column Spacing:

45' x 54'

60' Speed Bay

Dock Doors:

46



ADDITIONAL PHOTOS:

BUILDING 100





NEW CLASS A INDUSTRIAL DEVELOPMENT N ACCESS RD, CHATTANOOGA TN

BUILDING 100



BUILDING 200





NEW CLASS A INDUSTRIAL DEVELOPMENT N ACCESS RD, CHATTANOOGA TN

BUILDING 200

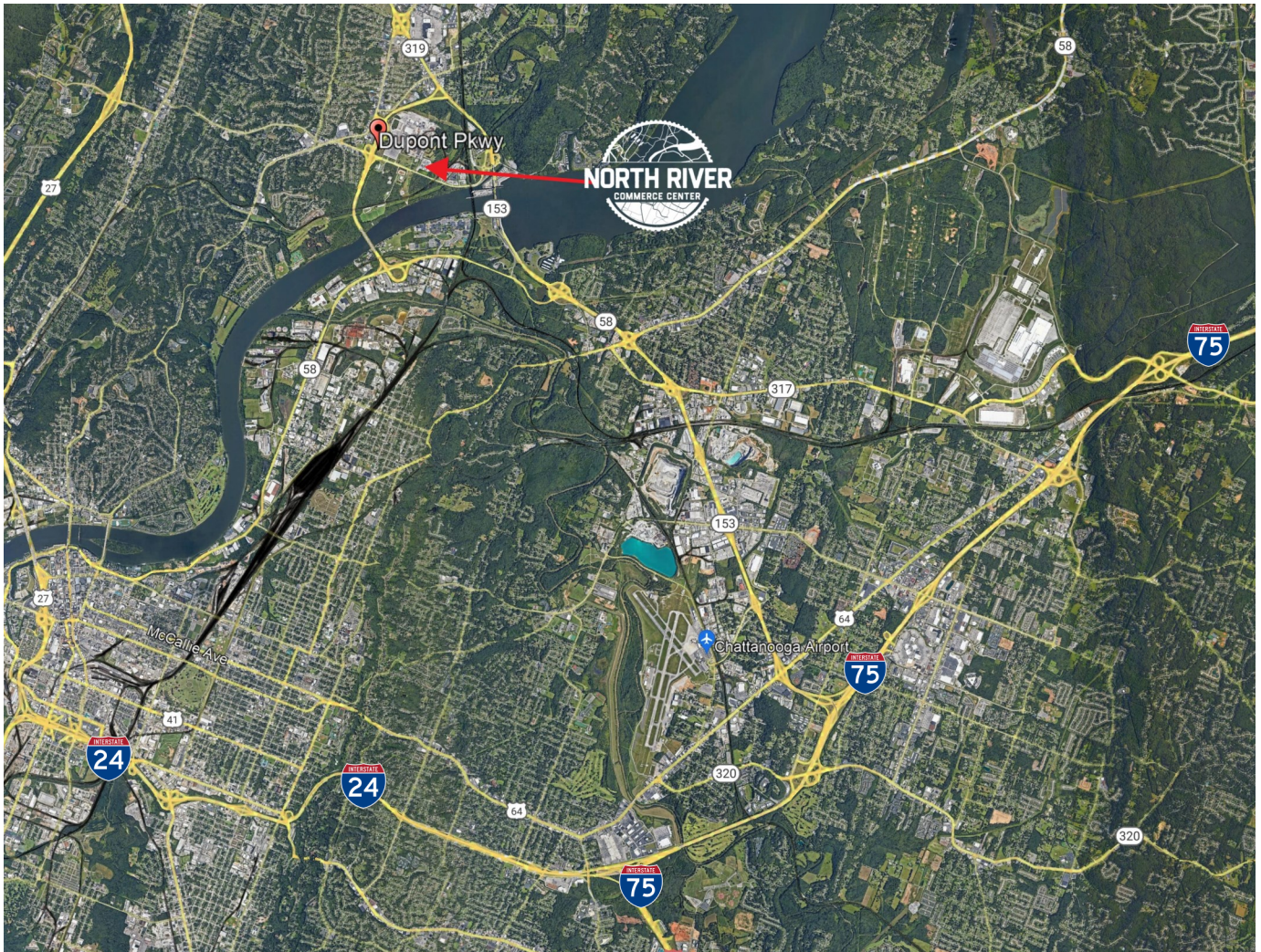


**BUILD TO SUIT
UP TO 215,000 SF**



NEW CLASS A INDUSTRIAL DEVELOPMENT N ACCESS RD, CHATTANOOGA TN

LOCATION: REGIONAL REACH STARTS HERE



WHAT'S NEARBY:

- 10 minutes from Downtown Chattanooga
- Less than 6 miles from I-75 and 10 minutes to the I-75/ I-24 split
- Immediately adjacent to 2 limited access highways providing connectivity to the interstates
- Less than 2 hours from Atlanta, Nashville, Knoxville, Birmingham, Huntsville
- 40 miles from Appalachian Intermodal Regional Port in Murray County, GA



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