

NORTH RIVER COMMERCE CENTER

New Class A
Industrial Development

UP TO 190,860 SF AVAILABLE IMMEDIATELY

4471 N. Access Rd.
Chattanooga, TN



JOHN TUGMAN
RISE PARTNERS

+1 423 486 4446

jtugman@risepartners.net

WILSON MCGINNESS
RISE PARTNERS

+1 423 290 0237

wmcginness@risepartners.net

AUSTIN KRIZ
JLL

+1 404 995 2238

austin.kriz@jll.com



RISE
PARTNERS



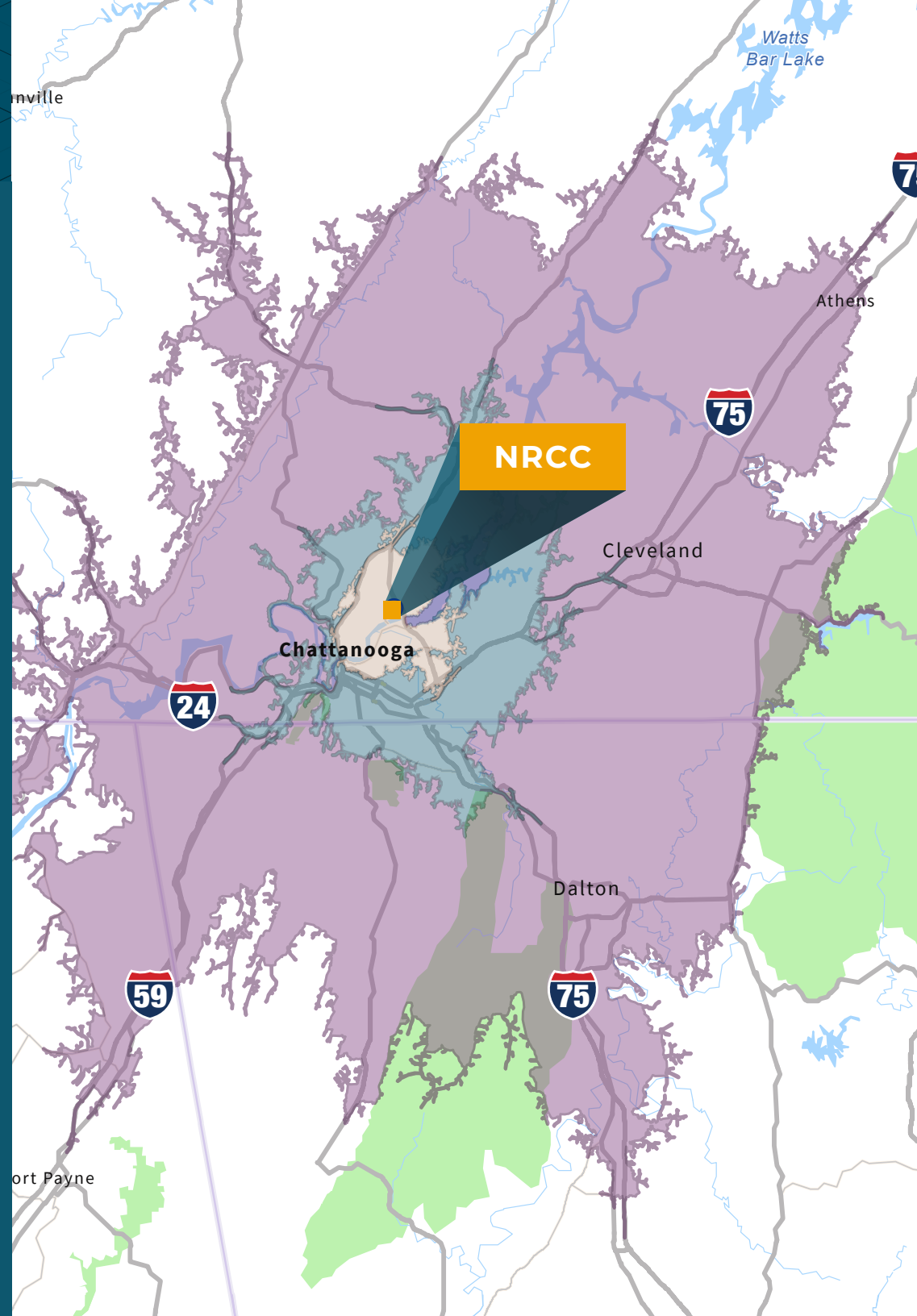
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REGIONAL REACH

North River Commerce Center is a new Class A industrial development on 88.18 acres, consisting of two existing buildings, one build-to-suit opportunity and two additional outparcels with **up to 190,860 SF in Building 200 available immediately.**

Located just 1.4 miles from Highway 153 and 9.4 miles from I-24, North River Commerce Center is well-positioned within the rapidly growing Chattanooga MSA, known as the “Gateway to the Southeast.” Proximity to the junction of three major interstates provides superior access to Atlanta, Nashville, Birmingham, Knoxville, and the greater Midwest. From this location, 15.5 million consumers can be reached within a 3-hour drive.

DRIVE TIME	15 MINUTES	30 MINUTES	60 MINUTES
Total Population (2023)	108,130	413,520	928,068
% Increase Since 2010	6.91%	11.26%	8.21%
Civilian Labor Force	54,843	200,607	425,175
Average Household Income	\$100,132	\$103,414	\$93,329
% Pop with Bachelor's Degree	24.90%	23.30%	17.70%



Building Park

Site Plan



Building Park



Building 200

Building 200

Available
(will subdivide)



Total SF	190,860 SF
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Office SF	BTS
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Acreage	12.88
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Year Built	2024
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Clear Height	32'-36'
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Construction Type	Pre-cast concrete panels
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Dock-High Doors	39
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Building Depth	300' with side extensions
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Truck Court Depth	135' 60' concrete
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Auto Parking	75 spaces
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Trailer Parking	14 spaces
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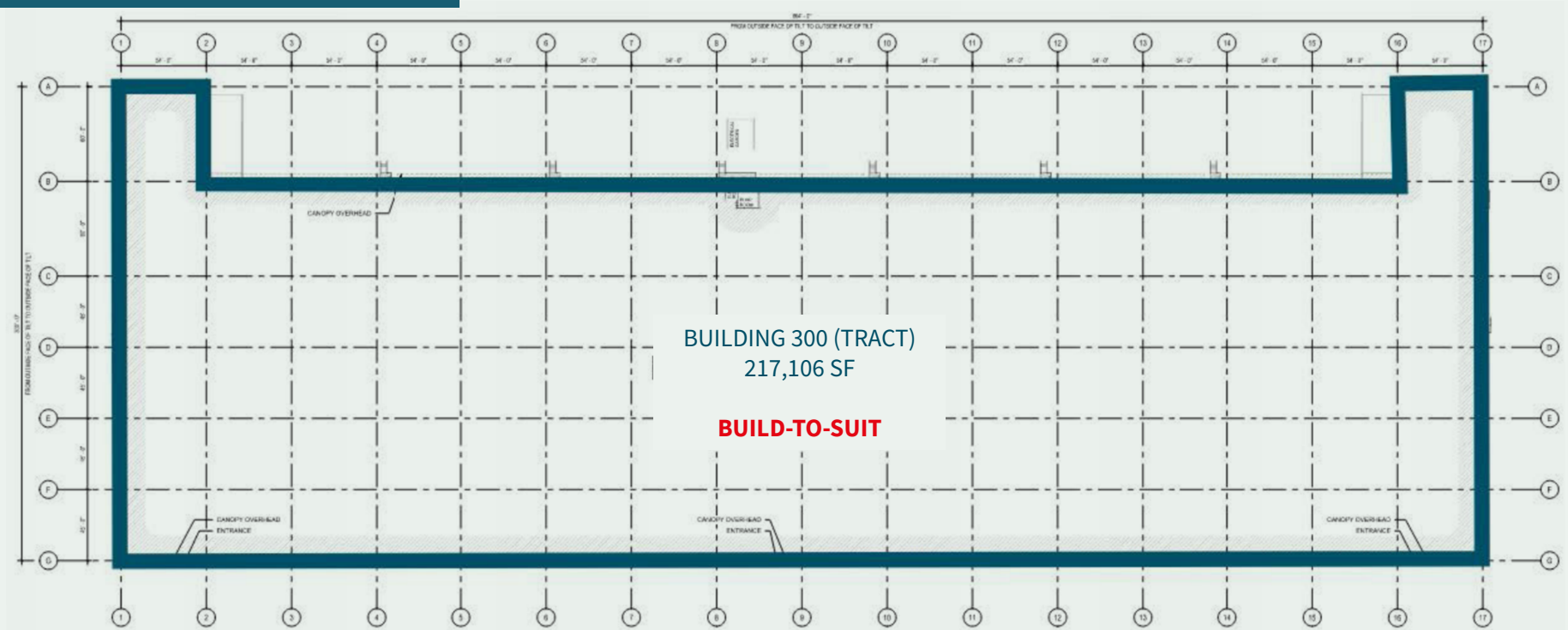
Column Spacing	45'X54' with 60' speed bay
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Lighting Fire Prevention	LED ESFR
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Drive-In Doors	2
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Building 300

Build-to-Suit



Total SF	217,106 (BTS)
Office SF	BTS
Acreage	12.88
Year Built	TBD
Clear Height	32'-36'
Construction Type	Pre-cast concrete panels
Dock-High Doors	46

Building Depth	300' with side extensions
Truck Court Depth	135' 60' concrete
Auto Parking	BTS
Trailer Parking	BTS
Column Spacing	45'X54' with 60' speed bay
Lighting Fire Prevention	LED ESFR
Drive-In Doors	2

PARK AERIAL

Outparcels Available

KORD SA

BUILDING 200
190,860 SF
AVAILABLE

BUILDING 300 (TRACT)
217,106 SF
BUILD-TO-SUIT

NORTH ACCESS ROAD

DUPONT PARKWAY

**PARCEL C BUILD TO SUIT
OPPORTUNITY OR FOR SALE**
UP TO 550,000 SF RAIL SERVED

NEARBY NEIGHBORS



NRCC

Sese Industrial
Services US Corps

Amazon
Fullfillment Center

Volkswagen

Gestamp North
America, Inc.

FedEx Ground

Pepsi Bottling Group

Westinghouse

Steel Warehouse

Cowart Mulch
Products Inc.

Norfolk Southern
Rail Yard

Lansing Building
Products and
Piedmont Plastics

Solmax

Novolex

Vanfeng USA

Southern
Champion Tray

WestRock

Roadtec

Kenco Logistics

Micronics Filtration

TS USA

Siskin Steel and
Supply Company

Novonix

Sherman and Riley

Waddington
North America

FedEx Freight

R&L Carriers

Tioga Pipe
Supply Co Inc

Chattanooga
Coca-Cola Bottling

Brock

AZZ

Chattanooga
Metropolitan Airport

T J Snow Co Inc

COMMERCE CONNECTED

DISTANCES

HIGHWAY 153	1.4 miles
DTN CHATTANOOGA	7.6 miles
AIRPORT	7.9 miles
I-24	9.4 miles
I-75	8 miles
I-59	21.3 miles

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