

2800 Riverport Road

±61,000 SF | ±22 AC INDUSTRIAL FACILITY IN THE HEART OF CHATTANOOGA



2800 Riverport Road
Chattanooga, TN 37406

For Sale or Lease

Property Description

Discover an industrial gem located on Riverport Road in Chattanooga. This impressive facility covers an expansive 22.7 acres and has been designated M-1 Industrial by the City of Chattanooga. The property features multiple buildings, including a spacious one story office/lab building spanning $\pm 15,000$ SF, a warehouse building containing $\pm 19,600$ SF equipped with three truck high doors and a ground level drive-in door, as well as other structures totaling 29,450 SF.

Inside the facility, you'll find a total existing building square footage of $\pm 61,090$ SF, complete with locker room style restrooms & showers, large labs/classrooms, a sizeable conference room, and a spacious employee break room. 2800 Riverport Road has been thoughtfully designed to cater to heavy-duty operations and is strategically located within the Hamilton County Centre Port South Industrial Park. Conveniently situated just off Amnicola Highway, this prime location adds to the appeal as an ideal industrial hub, offering easy access to Barge Port.



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Property Features

- **Hamilton County Tax Parcel ID:** 127K-A-001.14
- **Total Acreage:** ±22.7 AC
- **Zoning:** M-1 Industrial
- **Existing 1 Story Office/Lab Building:** ±15,000 SF
- **Existing Warehouse Building:** ±19,600 SF with 3 truck high doors and 1 ground level drive in door
- **Other Miscellaneous Existing Buildings:** ±29,450 SF
- **Total Existing Building Square Footage:** ±61,090 SF
- **Restrooms:** locker room style with showers
- **Specialty Rooms:** large labs/classrooms, sizeable conference room, spacious employee breakroom
- **Location:** Hamilton County Centre Port South Industrial Park, access to a Barge Port

±61K

Total Building Square Footage

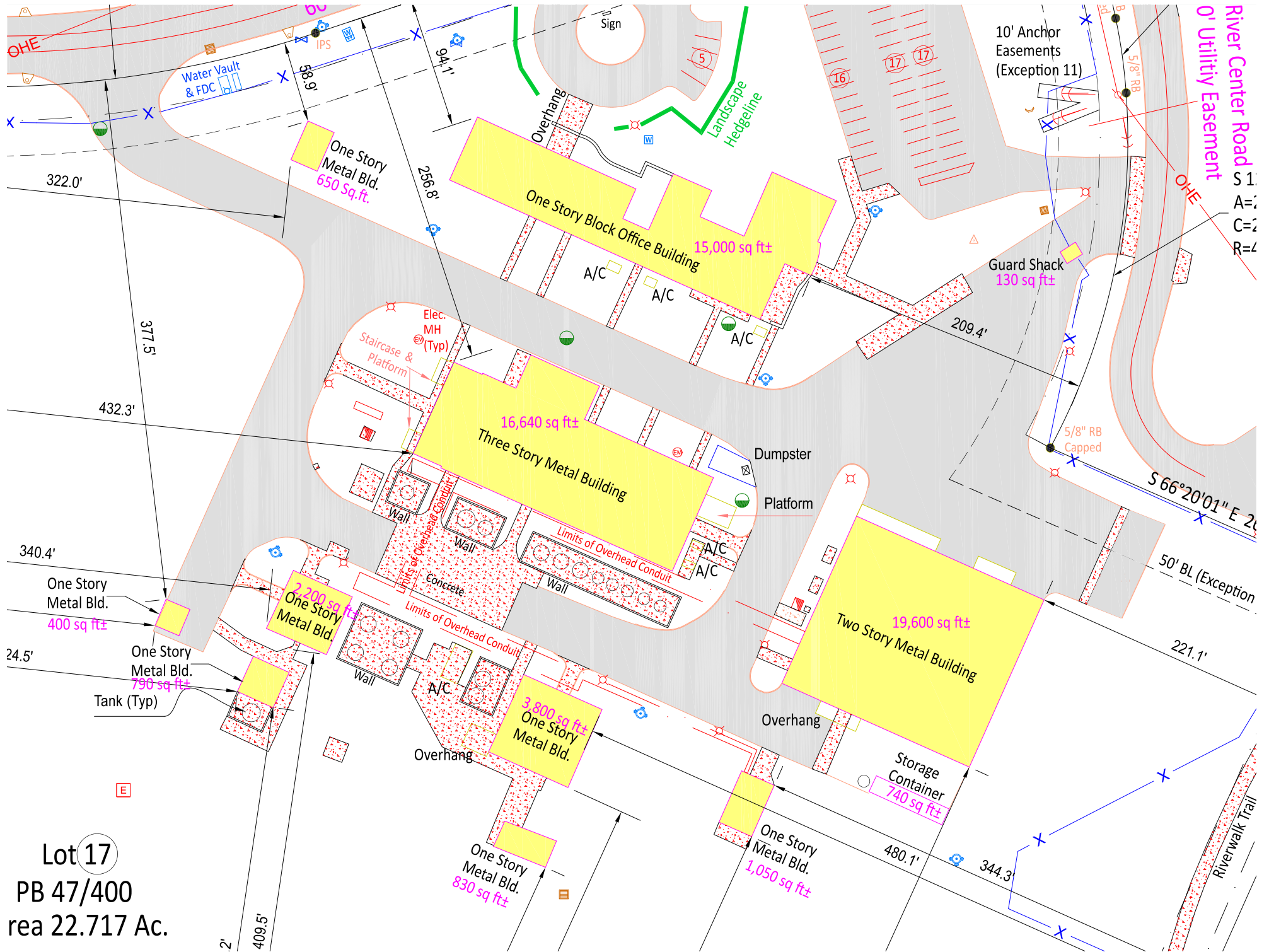
±22.7

Total Land Acreage

M-1

Zoning





River Center Road
 0' Utility Easement

S 1:
 A=;
 C=2
 R=4

10' Anchor
 Easements
 (Exception 11)

Guard Shack
 130 sq ft±

S 66°20'01" E 20'

50' BL (Exception

221.1'

Riverwalk Trail

Lot 17
 PB 47/400
 rea 22.717 Ac.

322.0'

377.5'

432.3'

340.4'

24.5'

409.5'

One Story
 Metal Bld.
 650 Sq.ft.

One Story Block Office Building
 15,000 sq ft±

Three Story Metal Building
 16,640 sq ft±

One Story
 Metal Bld.
 400 sq ft±

One Story
 Metal Bld.
 790 sq ft±

One Story
 Metal Bld.
 2,200 sq ft±

One Story
 Metal Bld.
 3,800 sq ft±

One Story
 Metal Bld.
 830 sq ft±

One Story
 Metal Bld.
 1,050 sq ft±

Two Story Metal Building
 19,600 sq ft±

Storage
 Container
 740 sq ft±

Water Vault
 & FDC

Staircase
 & Platform

Dumpster

Platform

Concrete

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ABBREVIATION LEGEND

- AE = access easement
- CB = catch basin
- CL = concrete
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pipe
- CP = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = 60" wing catch basin
- DI = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IS = iron gas set
- JB = junction box
- INV = invert
- LLL = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- MCS = outlet control structure
- OT = open top pipe
- PI = pedestal inlet
- PL = property line
- POL = point on line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- RW = right-of-way
- SSE = sanitary sewer easement
- SWCB = single wing catch basin
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WW = water valve
- YI = yard inlet

REFERENCE MATERIAL & NOTES:

- 1) ELEVATION DATUM: MEAN SEA LEVEL (NAVD 88)
- 2) TAX ID: 127K-A-001.14, Hamilton Co., TN
- 3) DEED BOOK 6250 PAGE 877, HAMILTON CO., TN
- 4) PLAT BOOK 47, PAGE 400, HAMILTON CO., TN
- 5) Lot 17, Centre South Riverport / Industrial Park S/D
- 6) ATTENTION IS CALLED TO THE CITY OF CHATTANOOGA CODES AS AMENDED
- 7) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
- 8) PUBLIC SANITARY SEWER AVAILABLE BY GRAVITY FLOW
- 9) CITY ORDINANCE # 13251 ENTITLED STORM WATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF THE SAME FROM THIS PROPERTY
- 10) ZONE M-1
- 11) TOTAL AREA = 22.717 ACRES±
- 12) NO FILL MATERIAL IS TO BE PLACED ON A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER
- 13) ALL MATTERS OF RECORD ARE EXEMPTED FROM THIS PLAN
- 14) OWNER OF RECORD: SOFIX CORPORATION
- 15) STREET ADDRESS: 2800 RIVERPORT RD.

GPS CERTIFICATION:

- I hereby certify that this map or plat was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform this survey:
- 1) VERTICAL DATUM: NAVD 88 (2011B)
 - 2) TYPE OF SURVEY: RTK (Real Time Kinematic)
 - 3) AVERAGE POSITIONAL ACCURACY PER POINT: 0.05' HORIZ.
 - 4) DATUM: US STATE PLANE 1983 - NAD83 (2011), TENNESSEE 4100
 - 5) FIXED CONTROL USED: SmartNet Network
 - 6) GEOID MODEL: GEOID18, Ellipsoid: GRS1980
 - 7) SCALE FACTOR: 1.00032507 (AT LISTED BENCHMARK)
 - 8) DATE OF FIELDWORK: 07/08/2024

Mario G. Forte
 Mario G. Forte, P.S.
 TN-1959/GA-2721

SYMBOL LEGEND

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bdgd setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point

SURVEY CERTIFICATION

To: Equity Resource Partners - Riverport, LLC & First American Title Insurance Company

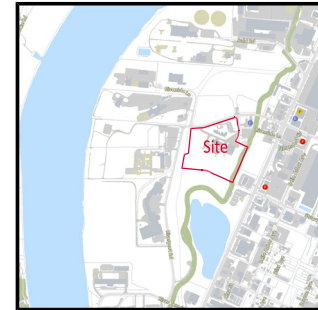
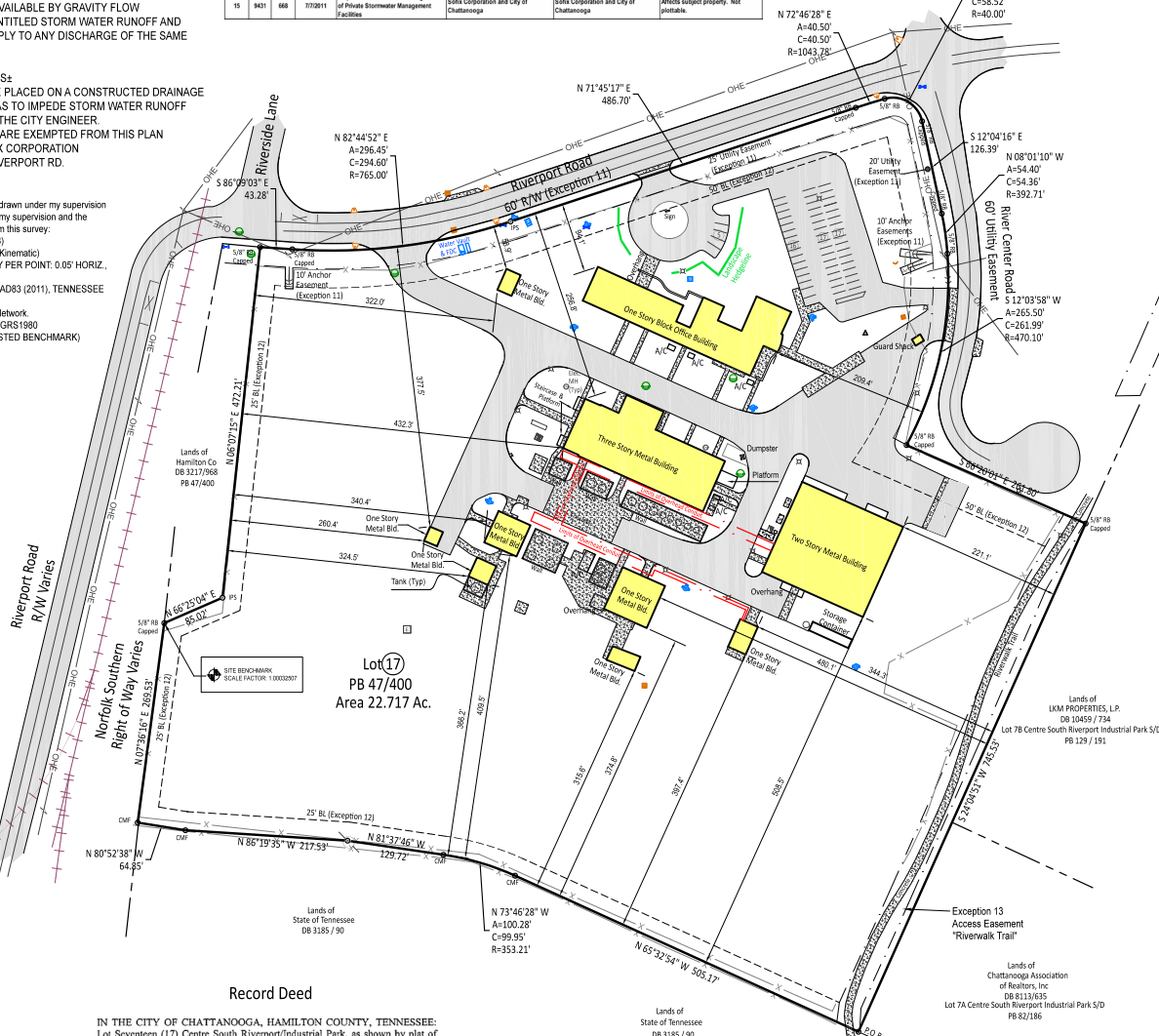
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 8, 9, 13, 14, 15, 18 & 18. The field work was completed on July 9, 2024.

Signed: *Mario G. Forte*

Date: 07/16/24
 Registration No. TN-1959



EXC. #	DEED BOOK	PAGE	DATE	INSTRUMENT	GRANTOR	GRANTEE	DESCRIPTION
11	1947	PG400		MOR on Plat			Affects as shown
12	3318	363	3/31/1987	Centre South Riverport/Industrial Park Easement and Conveyance	Hamilton County, TN	Hamilton County and the City of Chattanooga	Affects as shown
13	6144	409	2/15/2002	Grant of Permanent Easement	Hamilton County and the City of Chattanooga	Hamilton County and the City of Chattanooga	Affects as shown
14	6144	413	2/15/2002	Grant of Permanent Easement	Hamilton County and the City of Chattanooga	Hamilton County and the City of Chattanooga	Does Not Affect
15	9401	646	7/27/2011	Inspection and Maintenance Agreement of Private Stormwater Management Facilities	Sofix Corporation and City of Chattanooga	Sofix Corporation and City of Chattanooga	Affects subject property. Not platable.



LOCATION MAP NOT TO SCALE

Exception 14 EPB Easement (Does not affect)

Exception 13 Access Easement "Riverwalk Trail"

As-Surveyed Description

All that tract or parcel of land lying and being in the City of Chattanooga, Hamilton County, Tennessee, and being more particularly described as follows:

Beginning at a 5/8" rebar found at the corner common to the lands now or formerly held by the State of Tennessee (DB3185, PG209) and the land now or formerly held by the Chattanooga Association of Realtors, Inc. (DB3113, PG105) aka Lot 7A Centre South Riverport Industrial Park S/D (PB82, PG196); said 5/8" rebar being the POINT OF BEGINNING.

Thence, continuing along the line common to the lands now or formerly held by the State of Tennessee the following courses and distances:

N 65°32'54" W a distance of 505.17 feet to a concrete monument.

Along a curve to the left with a radius of 352.21 feet, an arc length of 103.28 feet, a chord bearing of N 73°46'28" W, a chord length of 99.95 feet to a concrete monument.

N 81°37'40" W a distance of 129.72 feet.

N 60°19'20" W a distance of 217.53 feet to a concrete monument.

N 80°52'38" W a distance of 64.85 feet to a concrete monument found on the Norfolk Southern Right of Way.

Thence departing the line common to the lands now or formerly held by the State of Tennessee and along the Norfolk Southern Right of Way N 07°38'18" E a distance of 296.53 feet to a 5/8" rebar with a cap found at the corner common to the lands now or formerly held by Hamilton County (DB3217, PG668 / PB47, PG400).

Thence, continuing along the line common to the lands now or formerly held by Hamilton County the following courses and distances:

N 69°29'54" E a distance of 85.02 feet to a 1/2" rebar capped.

N 00°10'15" E a distance of 472.21 feet to a 5/8" rebar with cap found on the southern right of way of Riverport Road (S/D RW).

Thence departing the line common to the lands now or formerly held by Hamilton County and along the southern right of way of Riverport Road the following courses and distances:

Along a curve to the left with a radius of 470.10 feet, an arc length of 255.50 feet, a chord bearing of S 08°01'10" W, a chord length of 54.36 feet to a 5/8" rebar.

N 71°45'17" E a distance of 480.70 feet to a 5/8" rebar with a cap.

Along a curve to the right with a radius of 1943.78 feet, an arc length of 40.50 feet, a chord bearing of N 72°46'28" E, a chord length of 40.50 feet to a 5/8" rebar found at the intersection of the western right of way of River Center Road (60" Utility Easement).

Thence departing the southern right of way of Riverport Road and along the western right of way of River Center Road the following courses and distances:

S 12°04'16" E a distance of 126.39 feet to a 5/8" rebar capped.

Along a curve to the right with a radius of 40.00 feet, an arc length of 65.64 feet, a chord bearing of S 59°01'30" E, a chord length of 58.52 feet to a 5/8" rebar with a cap.

Along a curve to the right with a radius of 392.71 feet, an arc length of 54.40 feet, a chord bearing of S 08°01'10" W, a chord length of 54.36 feet to a 5/8" rebar.

Along a curve to the right with a radius of 470.10 feet, an arc length of 255.50 feet, a chord bearing of S 12°03'58" W, a chord length of 281.99 feet to a 5/8" rebar with a cap.

S 68°20'01" E a distance of 251.80 feet to a 5/8" rebar with a cap at the corner common to the lands now or formerly held by LKM Properties, LP (DB19458, PG234) aka Lot 7B Centre South Riverport Industrial Park S/D (PB 129 / 151, PG191).

Thence departing the southern right of way of River Center Road and along the line common to the lands now or formerly held by LKM Properties, LP and the line common to the lands now or formerly held by Chattanooga Association of Realtors, Inc. S 24°04'51" W a distance of 745.53 feet to 5/8" rebar at the corner common to the lands now or formerly held by the State of Tennessee; said 5/8" rebar being the POINT OF BEGINNING.

Said tract contains 22.717 acres.

Record Deed

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
 Lot Seventeen (17) Centre South Riverport/Industrial Park, as shown by plat of record in Plat Book 47, page 400, in the Register's Office of Hamilton County, Tennessee.

REFERENCE is made for prior title to deed of record in Book 3787, page 688, in the Register's Office of Hamilton County, Tennessee.

FLOOD HAZARD NOTE:
 THIS PROPERTY LIES WITHIN ZONE "X" (OUTSIDE NORMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF CHATTANOOGA, TN COMMUNITY PANEL NUMBER 47065C-0000-G DATED FEBRUARY 3, 2016

2800 Riverport Road
Chattanooga, TN 37406

For Sale or Lease

Contact Us

Russell Elliott, SIOR, CCIM

Senior Vice President

+1 423 413 6767

russell.elliott@cbre.com

Ben Ricketts, SIOR

Vice President

+1 901 497 5586

ben.ricketts@colliers.com

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