

Tenby
PARTNERS

± 256,000 SF | CLASS A | FLEX/MANUFACTURING



Scan For Additional
Information

4885 Hickory Valley Rd
Chattanooga, TN

Enterprise South Industrial Park

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**CHATTANOOGA
INDUSTRIAL**
chattanoogaindustrialproperties.com

Enterprise South Industrial Park

±161,000 SF of Remaining Available Space.

Located inside of Chattanooga's premier business park (Enterprise South Industrial Park), 4885 Hickory Valley Rd is a ±256,000 multi-tenant Class-A flex/manufacturing building ready for immediate occupancy. Chattanooga Industrial's ownership is pleased to discuss potential user requirements.



Site Plan





Building Specs

Building Size: ± 256,822 SF

SF Available: ± 50,000 to ± 161,000 SF

Building Dimensions: 320' Deep x 816' Long

Office Area: Built to Suit

Dock Doors: 13 - 9'x10' insulated, manually operated overhead doors, fully equipped with 40,000 lb mechanical pit levellers, seals and lights. Up to 22 more dock doors can be added with existing knock out panels.

Drive-in Doors: 3 - 12'x14' insulated and powered overhead doors with the ability to add an additional 2 drive-in doors with knock out panels.

Parking Spaces: Up to ± 232 striped car parking spaces with the ability to add more.

Clear Height: 32'

Column Spacing: 52' Deep x 52' Width with a 60' Deep Speed Bay along Truck Court

Roof: 45 mil TPO roof with R-28.8 insulation plus external gutters and down spouts

Projected Deliver Date: Q1 2023

Trailer Parking: ± 56 with ability to add more

Warehouse Heating: Make up Air

Utilities: Electric - EPB

Gas - Chattanooga Gas

Water - Eastside Utility District

County: Hamilton

Sprinkler: ESFR

Lighting: Highbay LED lighting with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.

Electrical Service: ± 2,000 Amp, 480/277 volt 3 phase wire services shall be available to the building or greater.

Floor Sealer: Lapidolith concrete hardener and dust proofer.

Walls: Insulated precast concrete panels.

Warehouse Floor: 7" unreinforced concrete floors.

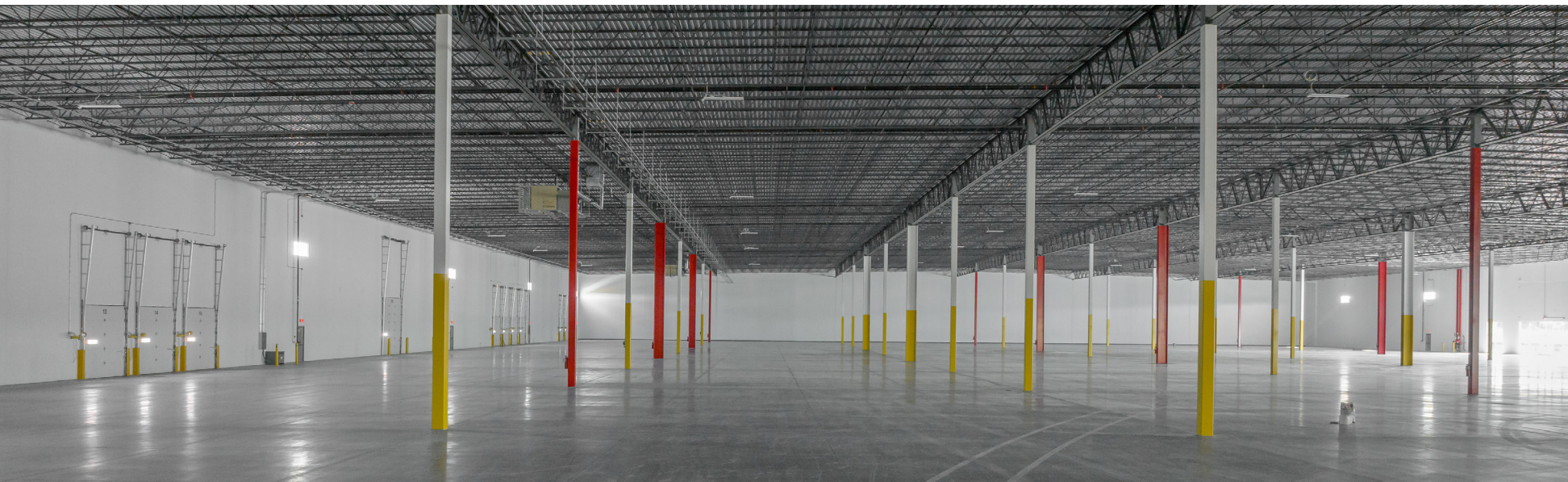
Truck Court: Sixty foot concrete dolly pad from the back edge of the building, and a total depth of approximately 120'

Zoning: Planned Industrial (allows for industrial uses, manufacturing, distribution, office and other professional services).

Construction Complete Photos



Construction Complete Photos



Construction Complete Photos



Access & Location

- **10-minute** drive to Chattanooga Airport (IATA: CHA) and Wilson Air Center (7,400 and 5,575 foot runways)
 - **5-minute** drive to the Volkswagen Chattanooga Manufacturing Facility
 - **20-minute** drive to Dalton, GA ['Carpet Capital of the World']
- **50-minute** drive to the Appalachian Regional Port. A joint effort of the state of Georgia, the Georgia Ports Authority and CSX Transportation, which offers a new inland rail terminal that provides a powerful new gateway to global markets.



Regional Access

'Freight Alley'

A freight study by Cambridge Systematics, has Chattanooga as No. 1 of all metropolitan cities when it comes to freight movement.



Central Location

- **50 minutes** from the Appalachian Regional Port of Georgia (Inland Port, Rail Served)
- **2 hours** from Atlanta, Nashville, Knoxville, and Birmingham.
- **2 hours** from Atlanta Hartsfield Jackson International Airport, the world's busiest airport.
- **Less than 5 hours** from Charlotte, Memphis, Cincinnati, Louisville, Birmingham, Greenville-Spartanburg, and Lexington.
- **Roughly 6 hours** from the port cities of Savannah, GA, Charleston, SC. and Jacksonville, FL.



Why Chattanooga, TN

Business Friendly Taxes

- No state income tax on interest or dividends effective January 1, 2021
- No state tax on finished goods inventory
- No state income tax on ordinary income

Cost of Employment

- Manufacturing wages 17% below the national average
- Below the national average for Workers Compensation costs
- Tennessee is a Right-To-Work state

NOTABLE CORPORATE NEIGHBORS



1ST

For Energy
Availability & Costs

2ND

Best State for Doing
Business

2ND

For Most Favorable
Regulatory Environment

3RD

For Logistics &
Infrastructure

3RD

For Overall Cost of
Doing Business

3RD

For Corporate Tax
Structure

3RD

Most Competitive
Labor Environment

6TH

Lowest Cost of Living

Development Team

Chattanooga Industrial is a partnership between Tenby and White Oak Enterprises.

Tenby is a family of commercial real estate development and construction companies headquartered in Columbus, Ohio with projects across the Midwest and Southeast. Tenby has partnered with White Oak Enterprises given their 30-years of experience and relationships in the Chattanooga Region.

We state our mission in terms of our client's goals because they are at the center of everything we do. We are driven to exceed our client's expectations and empower their mission through the spaces and buildings we deliver.

Chattanooga Industrial has deep market relationships that produce unmatched information, an enterprising mindset, a full spectrum of vertically integrated resources and a reputation rooted in integrity.

In addition to helping with site selection, financing, debt and equity, we can assist project management, as well as general construction with the help from our sister company, Tenby Construction.



Over 100 years of combined development experience.

Over 25 million square feet of build-to-suits and speculative projects successfully completed.



4885

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