



**1212 PEEPLES ST
CHATTANOOGA, TN 37403**



Ryan Jenkins
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OFFERING MEMORANDUM


EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,
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PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

The property at 1212 Peeples St presents a unique opportunity to acquire a 24,045-square-foot industrial building situated on 1 acre. The facility features four dock doors, one drive-in door, and a 16-foot clear height, making it well-suited for a variety of industrial uses. It offers strong structural integrity and excellent potential for an owner-user seeking to customize the space to meet operational needs. Located within a desirable industrial corridor with convenient access to major transportation routes, the site provides both flexibility and long-term value.

THE OFFERING

Building SF	24,045 SF
Year Built/Reno	1964/2024
Lot Size (Acres)	1
Parcel ID	145E-U-003
Zoning Type	Industrial
Clear Height	16'
Drive Ins	1
Docks	4

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Situated in a strong industrial corridor of Chattanooga, the site offers convenient access to major transportation routes, enabling efficient connectivity to regional logistics networks and markets.



Expansive Space: With 24,045 square feet of building area on a 1-acre lot, the property provides ample room for operations while still maintaining a manageable footprint for owner-users.



Strategic Features: The facility is equipped with four dock doors, one drive-in door, and a 16-foot clear height, offering versatile loading, unloading, and operational flexibility.



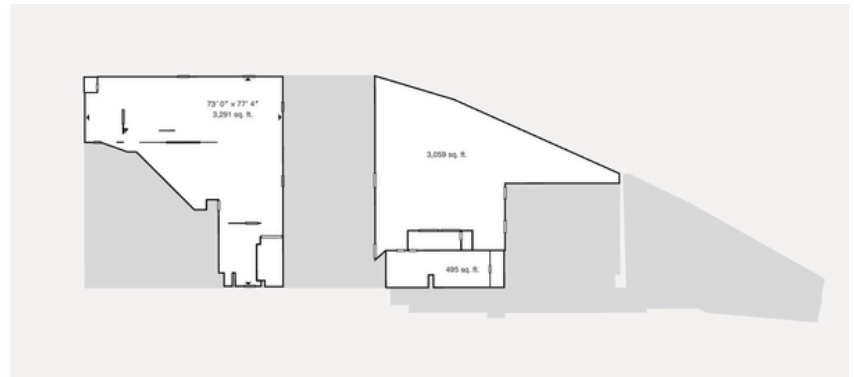
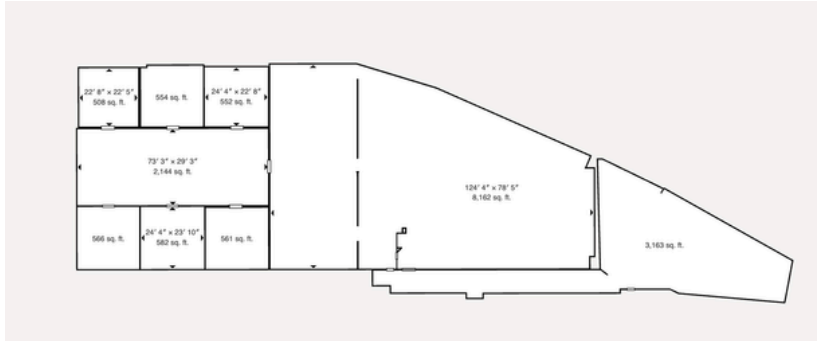
Industrial Infrastructure: The property boasts one drive-in, four dock doors, and a max clear height of 16', perfectly suited for general industrial activities.



Zoning Advantage: The property benefits from flexible industrial zoning, supporting a wide range of uses including warehousing, distribution, light manufacturing, and service-related operations.



FLOOR PLAN



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$6,677	\$6,811	\$6,947	\$7,086	\$7,227	\$7,372
INSURANCE	\$6,790	\$6,925	\$7,064	\$7,205	\$7,349	\$7,496
TOTAL OPERATING EXPENSES	\$13,467	\$13,736	\$14,011	\$14,291	\$14,577	\$14,868

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PHOTOS



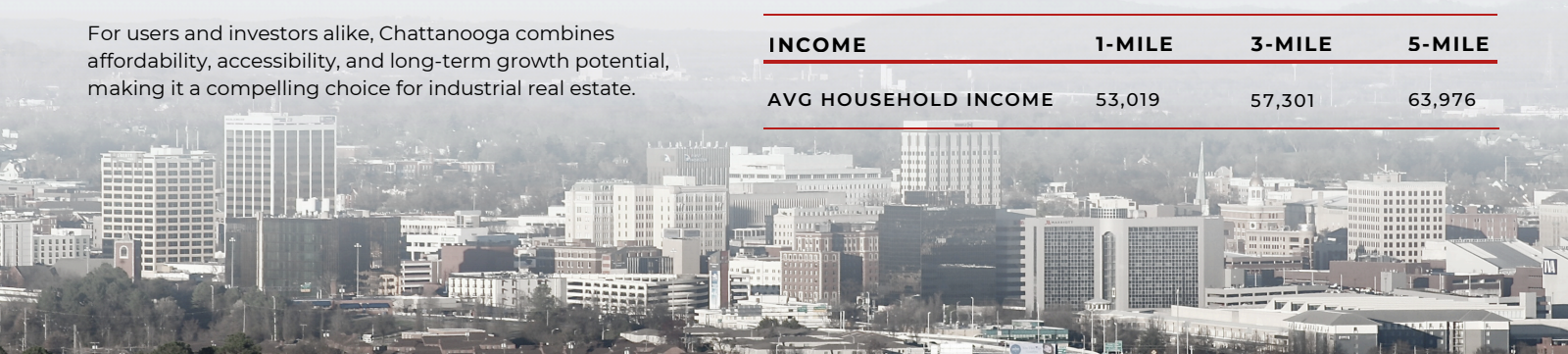
ABOUT CHATTANOOGA, TN

Chattanooga is a rising industrial hub in the Southeast, offering a strategic location at the crossroads of I-75 and I-24 with direct access to Atlanta, Nashville, Knoxville, and Birmingham—placing over half the U.S. population within a one-day drive. This connectivity, along with rail and port access, has made the city a natural center for logistics, distribution, and supply chain activity.

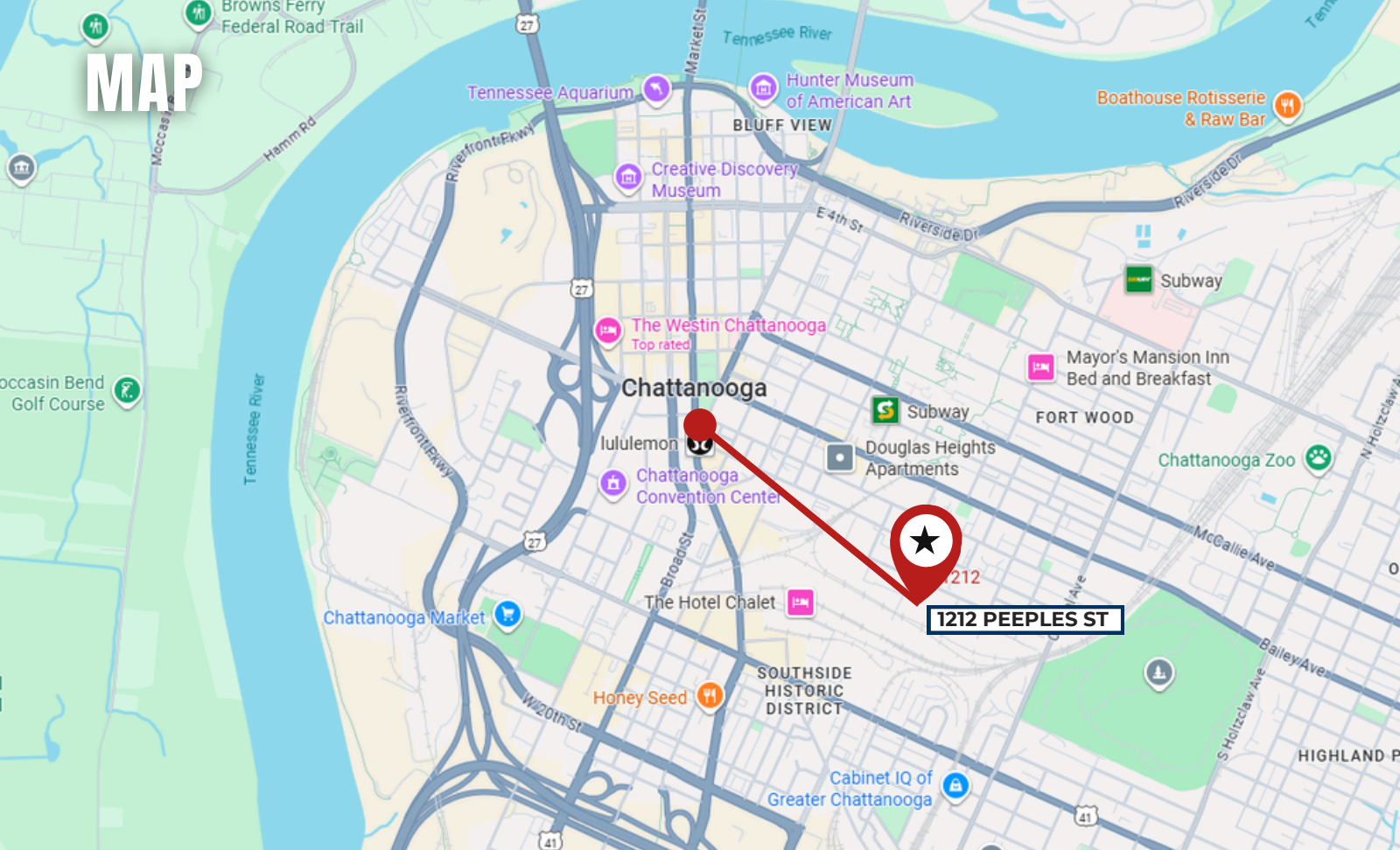
The local economy is anchored by automotive, advanced manufacturing, food production, and e-commerce, with major employers like Volkswagen and Amazon reinforcing Chattanooga's reputation as a pro-business market with a skilled workforce. Industrial fundamentals remain healthy, supported by steady demand, competitive operating costs, and limited supply relative to larger metros.

For users and investors alike, Chattanooga combines affordability, accessibility, and long-term growth potential, making it a compelling choice for industrial real estate.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	20,246	78,959	146,578
2024 ESTIMATE	19,488	76,475	142,761
2029 PROJECTION	16,071	69,120	131,770
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,032	31,794	62,974
2024 ESTIMATE	6,532	30,441	60,887
2029 PROJECTION	5,069	27,202	56,108
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	53,019	57,301	63,976



MAP



Browns Ferry
Federal Road Trail

Moccas Rd

Hamm Rd

27

Riverfront Pkwy

Market St

Tennessee River

Tennessee Aquarium

Hunter Museum
of American Art

BLUFF VIEW

Boathouse Rotisserie
& Raw Bar

Creative Discovery
Museum

E 4th St

Riverside Dr

Riverside Dr

27

The Westin Chattanooga
Top rated

Subway

Occasin Bend
Golf Course

Mayor's Mansion Inn
Bed and Breakfast

Chattanooga

Subway

FORT WOOD

Iululemon

Douglas Heights
Apartments

Chattanooga Zoo

Chattanooga
Convention Center

27

Broad St

★
212

Chattanooga Market

The Hotel Chalet

1212 PEEPLES ST

Honey Seed

SOUTHSIDE
HISTORIC
DISTRICT

McGallie Ave

W 20th St

Cabinet IQ of
Greater Chattanooga

S Holizclaw Ave

Bailey Ave

HIGHLAND P

41

41

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