

Summary of Outdoor Industrial Storage (OIS) Location
492 Kile Lane, Cleveland, TN 37311

Summary of Proposed Parking

- Building an initial 3 acre gravel parking lot for trailers. Minimum of 30 trailer parking spots.
- Site is available to expand to 150 – 200 trailer parking. Container storage, LTL cross-docking facility and outdoor industrial storage applications.
- Available for Lease, Rates Negotiable. Flexible site design. Will build-to-suit.

Location and Site Information

- Great Location: Approximately 2 miles to I-75, Exit 20.
- Property is located in proximity to several large industrial tenants. Coca Cola United distribution center is less than 1 mile from site. Next door to Kroger distribution center.
- Located ~ 2 miles from the new 330-acre Spring Branch Industrial site on I-75.
- Private Road: Property has its own private drive (Progressive Drive). This allows access to the property to be gated and limited. The road can also be altered/moved for building without additional regulatory approval.
- Site Size: 13.4 acres

Zoning, Surveys & Environmental Reports

- Zoning: Light Industrial. No deed restrictions related to high-bay warehouses.
- Environmental Report: Phase 1 ESA performed by Terracon on 12/16/19. Terracon noted no RECs or CRECs and did not recommend additional investigation.
- Hydrologic Determination: No wetlands noted on property.
- Topographic Survey: Completed
- SWPPP, Site Engineering and Site Permits: Completed and Approved

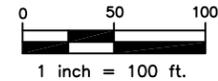
Utilities

- Water Utilities: Water - 8" water line runs into property.
- Electric Utilities – Phase ABC, Voltage 13,200

Contact Information

Chandler Properties
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SHEET NAME:
CONCEPTUAL SITE PLAN

PROJECT:
INDUSTRIAL DEVELOPMENT

NOON DEVELOPMENT LLC
832 GEORGIA AVENUE
SUITE 300
CHATTANOOGA, TN 37402

3555 KEITH ST NW
SUITE 109
CLEVELAND, TN 37312
423-790-5880



KILE LANE
CLEVELAND, TN

DATE: 01/26/2022

Cleveland, TN



Spring Branch Industrial Park - 330 acres

I-75, Exit 20

Our Location

Kroger Distribution

Coca Cola United

Kroger Distribution

First Fleet

492 Kile Ln SW, Cleveland, TN 37311