

BUILDINGS TO ACCOMMODATE ± 1,300,000 SF
CLASS A | OFFICE FLEX | MANUFACTURING

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German



CLOUD SPRINGS I-75 PARK

Greater Chattanooga Area

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CLOUD SPRINGS I-75 PARK | OVERVIEW

LOCATION OVERVIEW

Cloud Springs I-75 Park is located in Northwest Georgia along the Georgia/Tennessee border and is less than 15 minutes to downtown Chattanooga.

Situated directly along I-75 between two interchanges, Cloud Springs I-75 Park has unparalleled access and visibility to I-75. Recent traffic counts indicate 100,000 vehicles enter and leave the state daily through this I-75 corridor.

As shown to the right, Cloud Springs I-75 Park is composed of a North, and South site, that can be linked, if desired, to create a single campus with up to 1,300,000 square feet of space. These site(s) are fully customizable, depending on the buildings selected.

All Utilities are on site and available. Site readiness including mass grading and road improvements have already begun in order to accelerate the development timeline for a client.

- **Initial real estate and personal property tax abatement in place**
- **Heavy industrial I-1 zoning in place**
- **Class-A Build to Suit opportunities**
- **Space available by Q4 2024**
- **Robust Highly-skilled labor force**



CLOUD SPRINGS I-75 PARK | BUILDING OPTIONS

Campus Overview

BUILDINGS TO ACCOMMODATE ± 1,300,000 SF

The North and South properties offer a variety of opportunities for development and can be designed as a unified single private campus which can include up to a ±800,000 SF and ±500,000 SF buildings (smaller building options shown on the following page).

These sites are fully customizable, and the Industrial Park can accommodate up to ±1,300,000 SF depending on the buildings selected.

We are pleased to discuss the following options or any other potential client requirements.



CLOUD SPRINGS I-75 PARK | BUILDING OPTIONS

Two Site Overview

The North and South properties offer a variety of opportunities for development and can be designed to accommodate building options which include: $\pm 715,000$ SF, $\pm 415,000$ SF, $\pm 400,000$ SF, $\pm 260,000$ SF or $\pm 210,000$ SF. These sites are fully customizable and the Industrial Park can accommodate up to $\pm 1,300,000$ SF depending on the buildings selected. We are pleased to discuss the following options or any other potential client requirements.

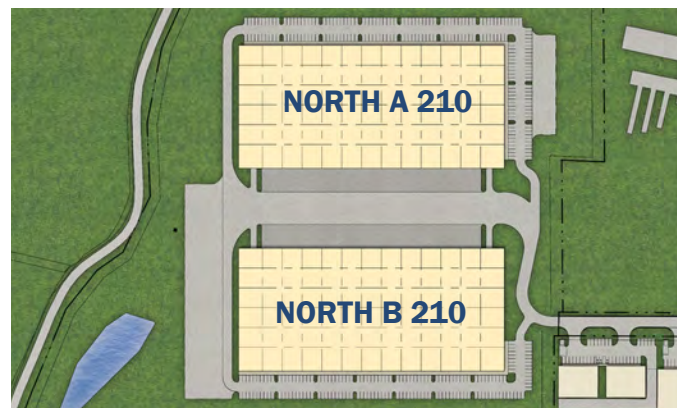
NORTH 415

NORTH SINGLE BUILDING



NORTH A 210 & B 210

OPTION - NORTH DOUBLE BUILDING



SOUTH 715

SOUTH SINGLE BUILDING



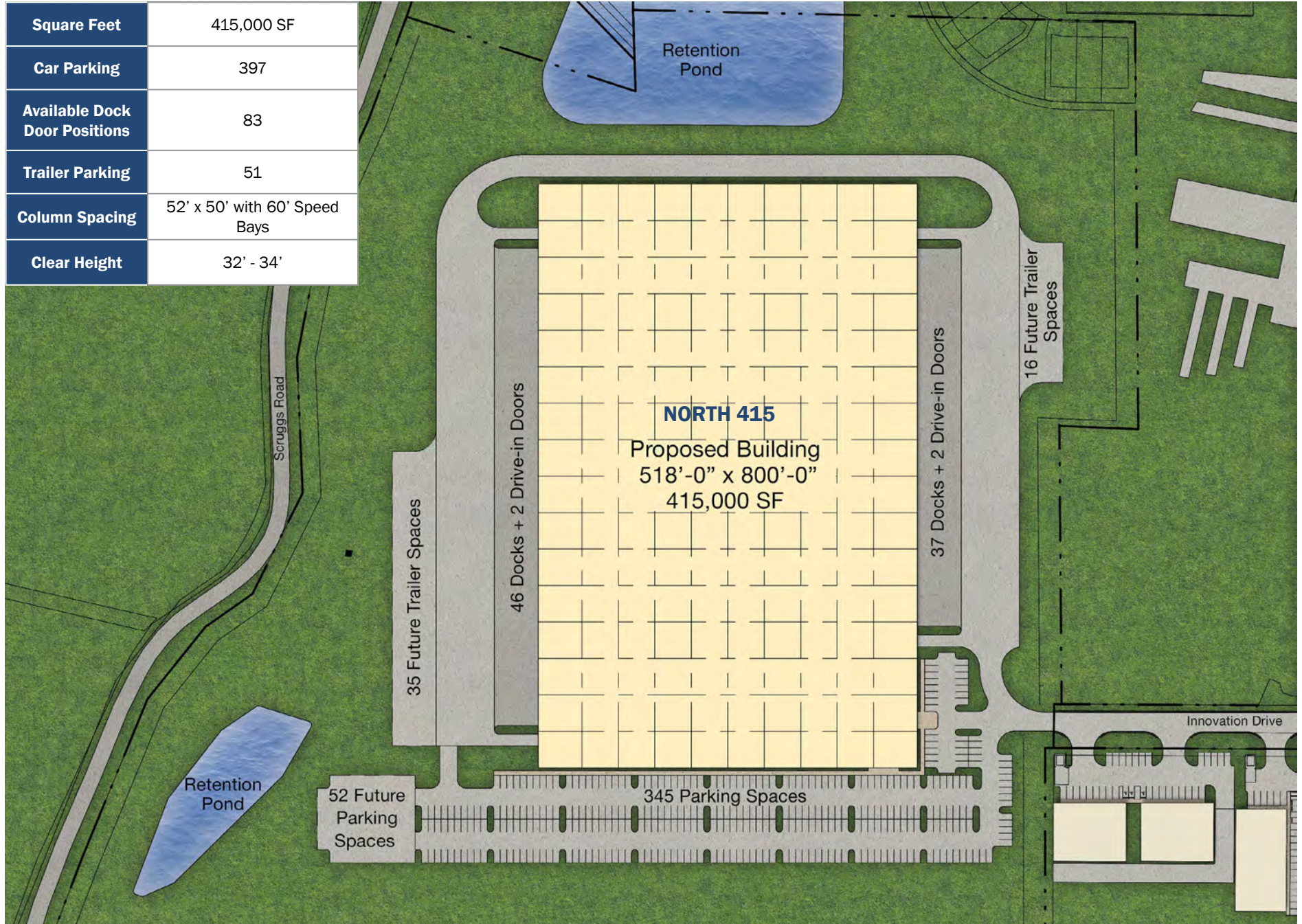
SOUTH 260 & 400

OPTION - SOUTH DOUBLE BUILDING



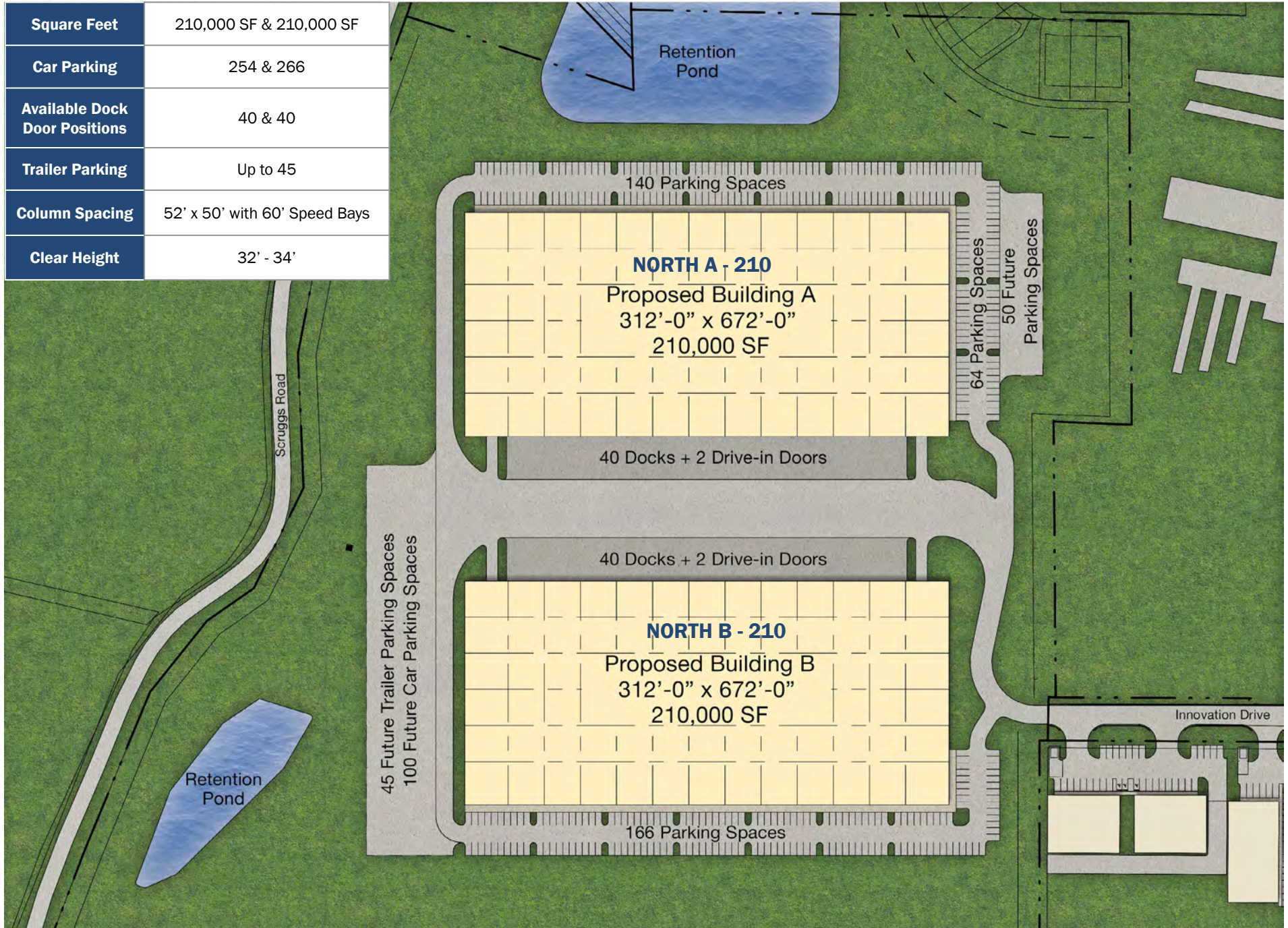
NORTH 415

Square Feet	415,000 SF
Car Parking	397
Available Dock Door Positions	83
Trailer Parking	51
Column Spacing	52' x 50' with 60' Speed Bays
Clear Height	32' - 34'

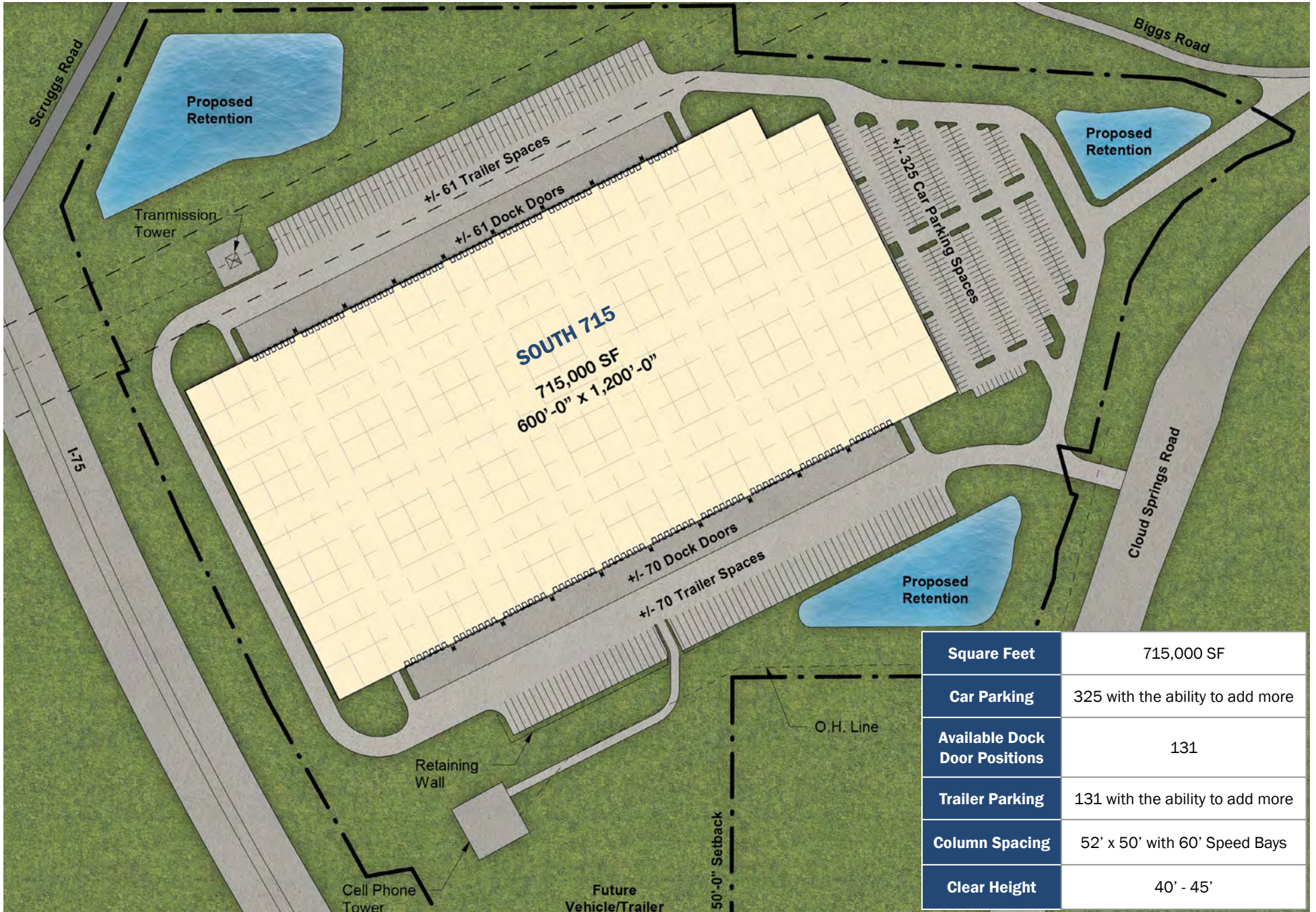


NORTH A 210 & B 210

Square Feet	210,000 SF & 210,000 SF
Car Parking	254 & 266
Available Dock Door Positions	40 & 40
Trailer Parking	Up to 45
Column Spacing	52' x 50' with 60' Speed Bays
Clear Height	32' - 34'

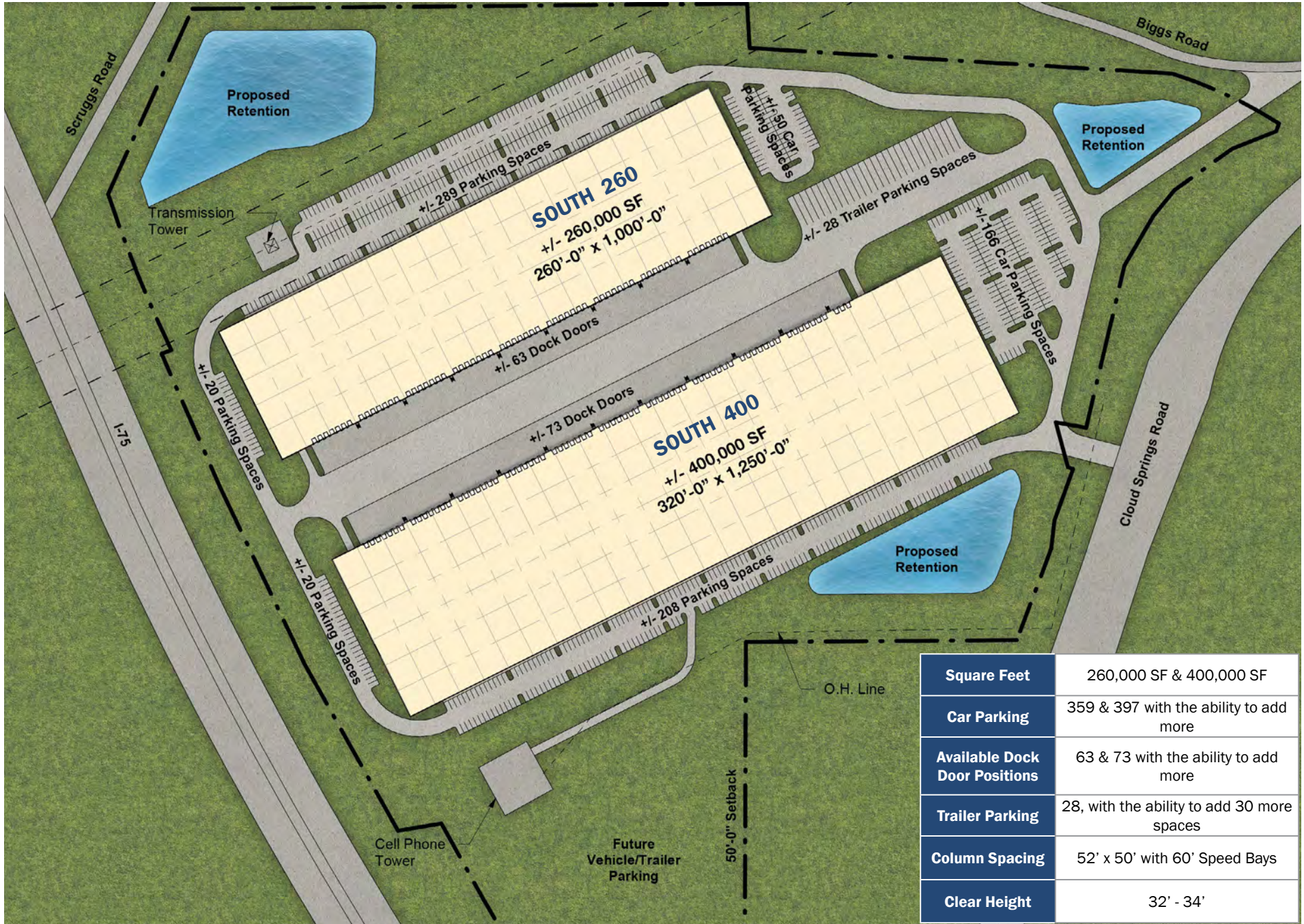


SOUTH 715



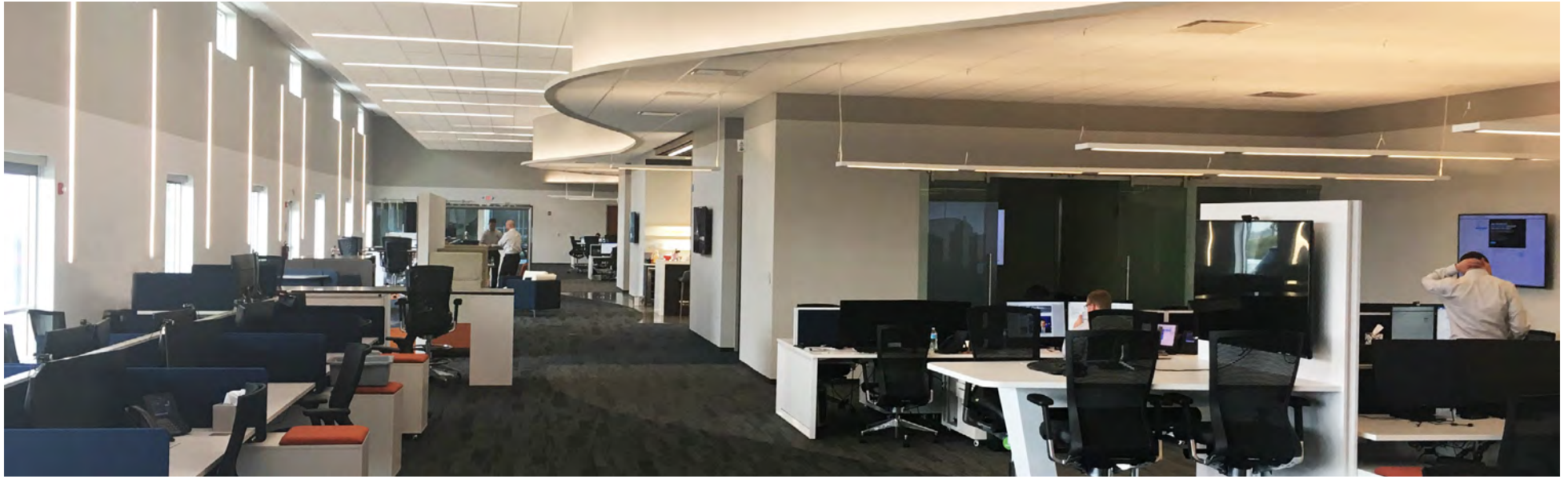
Square Feet	715,000 SF
Car Parking	325 with the ability to add more
Available Dock Door Positions	131
Trailer Parking	131 with the ability to add more
Column Spacing	52' x 50' with 60' Speed Bays
Clear Height	40' - 45'

SOUTH 260 & 400



Square Feet	260,000 SF & 400,000 SF
Car Parking	359 & 397 with the ability to add more
Available Dock Door Positions	63 & 73 with the ability to add more
Trailer Parking	28, with the ability to add 30 more spaces
Column Spacing	52' x 50' with 60' Speed Bays
Clear Height	32' - 34'

CONCEPTUAL IMAGES | FULLY CUSTOMIZABLE

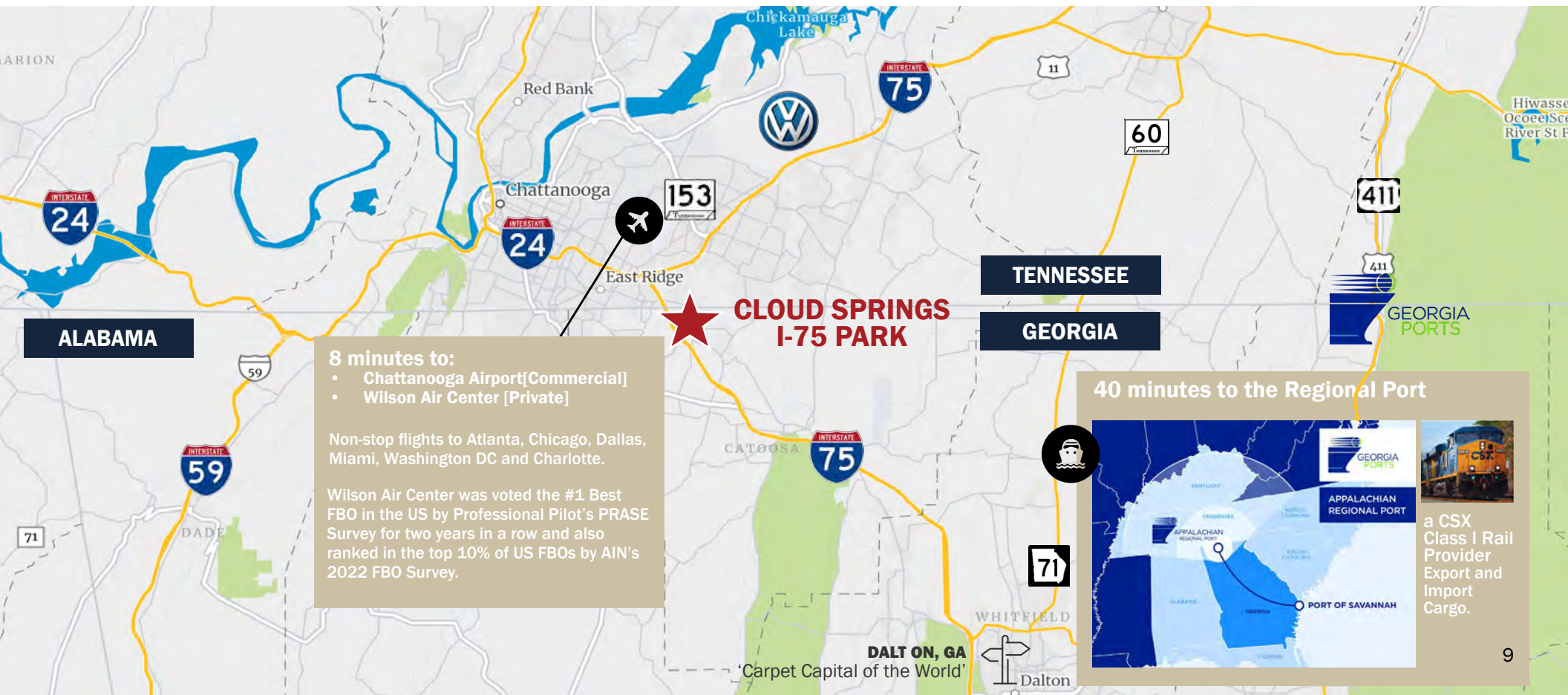


RENDERINGS | FULLY CUSTOMIZABLE



ACCESS AND LOCATION

- **8-minute** drive to Chattanooga Airport (IATA: CHA) and Wilson Air Center (7,400 and 5,575 foot runways)
 - **15-minute** drive to the Volkswagen Chattanooga Manufacturing Facility
 - **20-minute** drive to Dalton, GA ['Carpet Capital of the World']
- **40-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.



8 minutes to:

- Chattanooga Airport [Commercial]
- Wilson Air Center [Private]

Non-stop flights to Atlanta, Chicago, Dallas, Miami, Washington DC and Charlotte.

Wilson Air Center was voted the #1 Best FBO in the US by Professional Pilot's PRASE Survey for two years in a row and also ranked in the top 10% of US FBOs by AIN's 2022 FBO Survey.

40 minutes to the Regional Port

APPALACHIAN REGIONAL PORT

GEORGIA PORTS

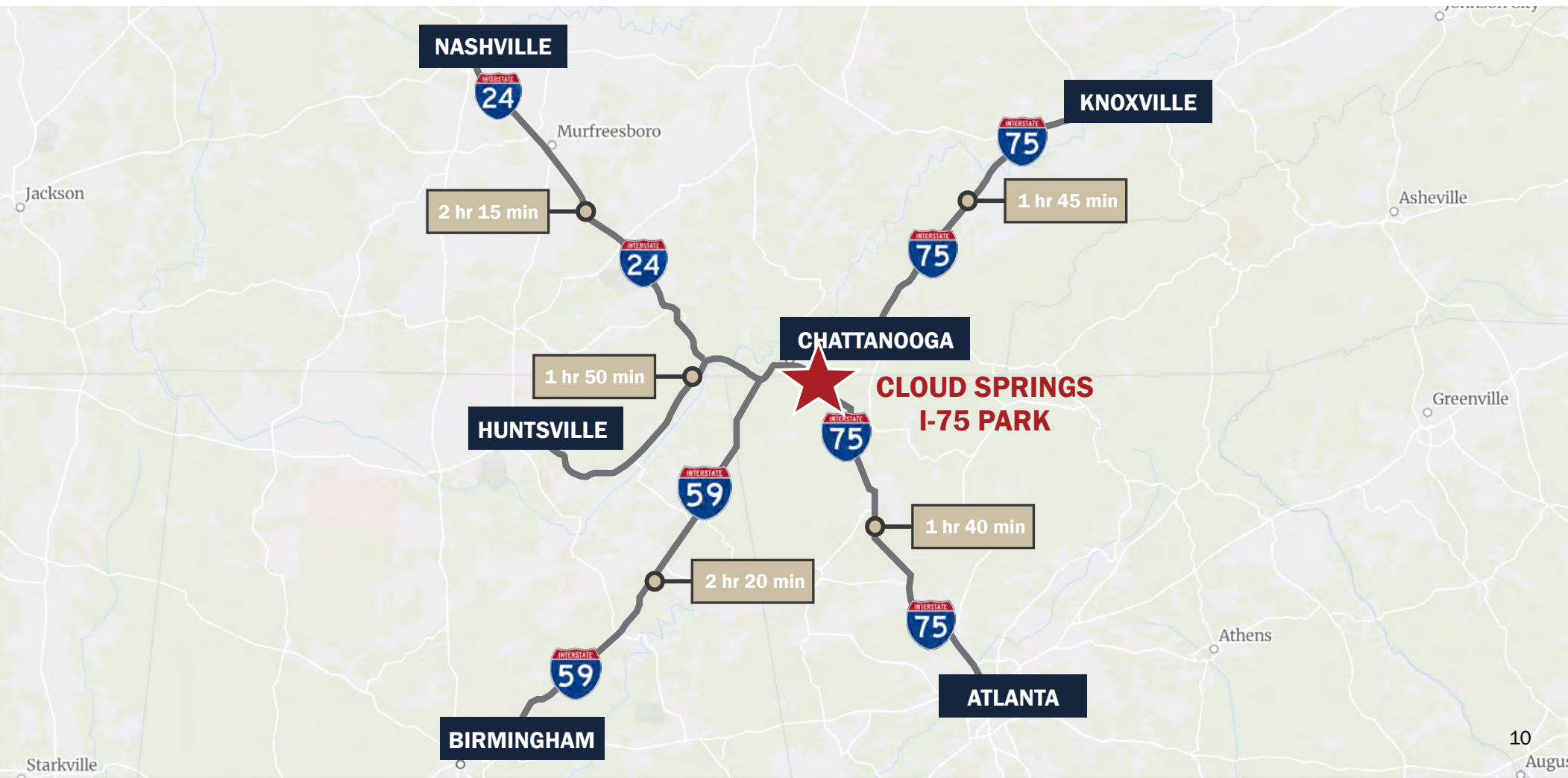
PORT OF SAVANNAH

a CSX Class I Rail Provider Export and Import Cargo.

REGIONAL ACCESS

'FREIGHT ALLEY'

A freight study by Cambridge Systematics, has Chattanooga as **#1** of all metropolitan cities when it comes to freight movement.



CENTRAL LOCATION

- **40 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.



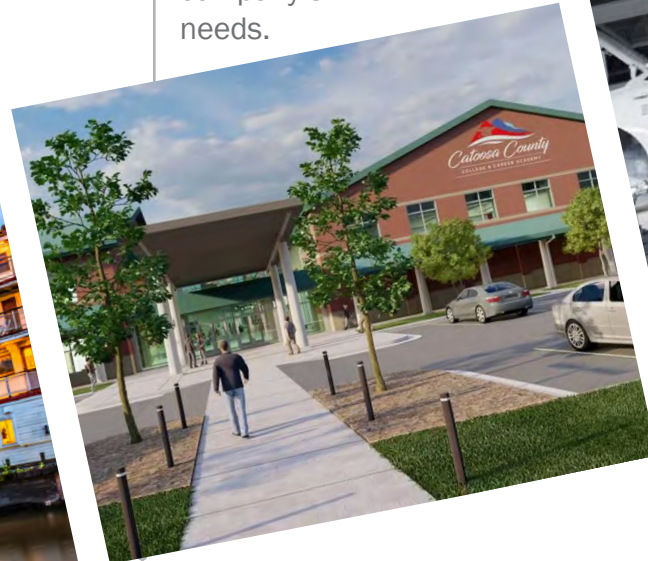
WHY THE STATE OF GEORGIA AND CATOOSA COUNTY?

GEORGIA AND THE GREATER CHATTANOOGA AREA

Over a million people in the labor shed and a long manufacturing heritage, and an abundance of technical education - the region makes it easy to attract, hire and retain well prepared employees.

Robust economic incentives in place and **state grants available.**

Neighboring technical trade schools offer **custom curriculum and training** unique to your company's needs.

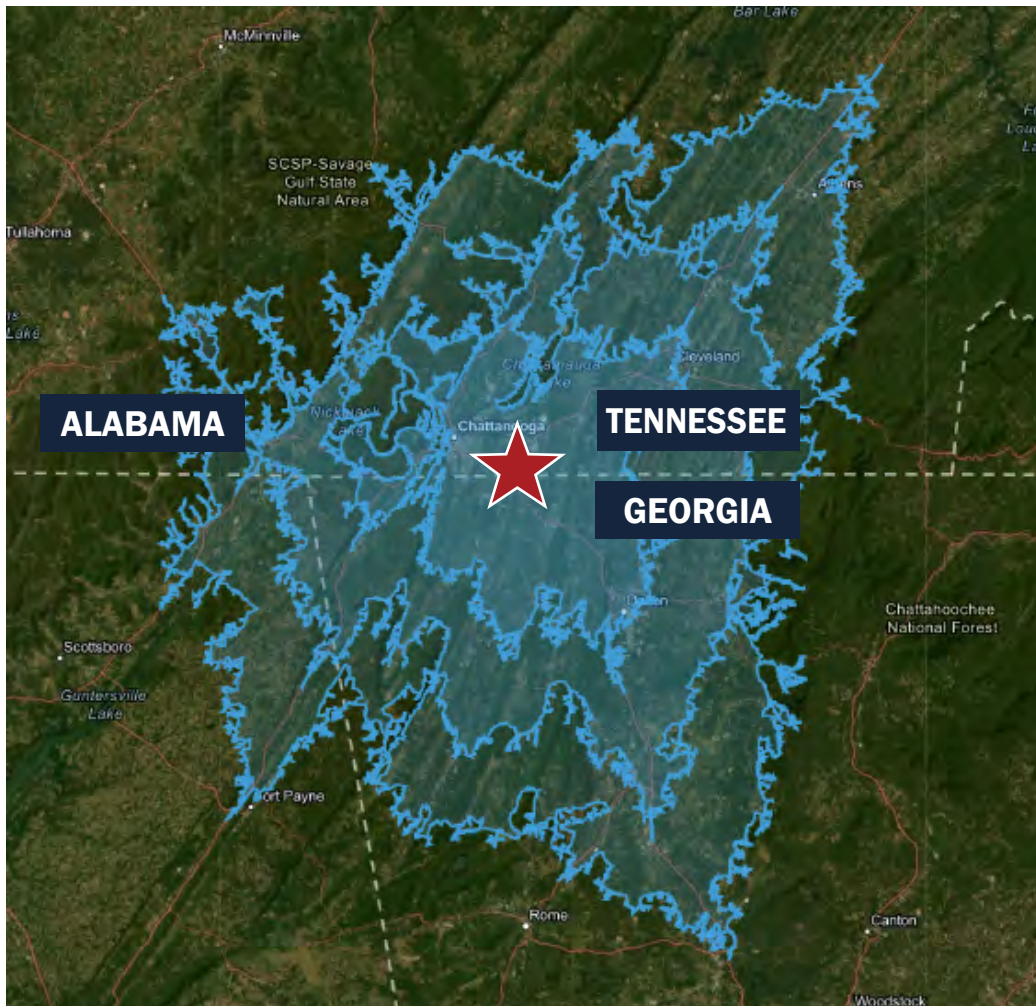


Greater Chattanooga Metro was ranked the second fastest growing area in the nation for entry level talent with **15.4%** year-over-year hiring growth.

Manufacturing makes up **31.8%** of Catoosa County area's employment, 7.8% is the national average.

CURRENT TALENT

Manufacturing makes up **31.8%** of Catoosa County Area's employment - 7.8% is the National Average.



+1M POPULATION WITHIN 45 MINUTES DRIVE

0.98% ANNUAL GROWTH RATE EXCEEDS THE NATIONAL AVERAGE
(2000-2022 Population Change)

COST OF LIVING 10-13% BELOW THE NATIONAL AVERAGE

LABOR FORCE

265,000+ 30 Minute Drive Time	408,000+ 45 Minute Drive Time	502,000+ 60 Minute Drive Time
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POPULATION

539,000+ 30 Minute Drive Time	1,048,000+ 60 Minute Drive Time	15,156,000+ 180 Minute Drive Time
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SECOND FASTEST GROWING METRO AREA IN THE NATION

PIPELINE OF NEW TALENT

TCAT's new \$22 million 50,000 SF Advanced Manufacturing building that opened in November 2023.



65,000+ COLLEGE STUDENTS WITHIN 60 MILES OF CLOUD SPRINGS I-75 PARK

- University of Tennessee at Chattanooga (*14% enrolled are Engineering + CS)
- Tennessee College of Applied Technology [TCAT]
- Chattanooga State Community College
- Platte College-Miller-Motte Technical College
- Georgia Northwestern Technical College
- Covenant College
- Southern Adventist University
- Dalton State College
- Cleveland State Community College
- Lee University
- Bryan College
- Tennessee Wesleyan University
- Tennessee College of Applied Technology
- The University of the South
- Northeast Alabama Community College
- Berry College
- Shorter University
- Heritage Baptist College



Located only 5 minutes from Cloud Springs I-75 Park

Georgia College and Career Academies are specialized charter high schools which prepare students for highly skilled technical careers when they graduate.

Notable Programs Offered:

- The School of Industrial Systems Technology,
- Robotics, Mechatronics
- The School of Welding and Machine Tool Technology
- The School of Logistics, Distribution, and Supply Chain Management
- The School of IT and Cybersecurity
- The School of Architecture and Construction



**TENNESSEE COLLEGE
OF APPLIED TECHNOLOGY**
CHATTANOOGA

Located only 15 minutes away from Cloud Springs I-75 Park

Tennessee College of Applied Technology at Chattanooga State (TCAT) serves as a premier supplier of workforce development throughout the Chattanooga Region.

Notable Programs Offered:

- Industrial Technology, Construction Management,
- Welding Engineering Technology, Health Sciences, RN



Located only 10 minutes away from Cloud Springs I-75 Park

Georgia Northwestern Technical College, provides quality technical education and workforce development opportunities supporting student success throughout the communities of Northwest GA.

Notable Programs Offered:

- Credit courses in over 200 degrees, diplomas, and certificates in the areas of Business
- Technologies, Health Technologies,
- Industrial Technologies, Nursing and Allied Health
- Technologies, and Public Service Technologies.

COUNTY AND STATE INCENTIVES

- Initial Real Estate and Personal Property Tax Abatement in place, based upon specific project / end user capital investment and job creation.
- Catoosa County currently offers a 100% Freeport exemption from ad valorem property taxes on qualifying inventory and work in progress.



Economic development in the area is led by the Catoosa County Economic Development Authority and the Northwest Georgia Joint Economic Development Authority.



AVAILABLE GEORGIA STATE-LEVEL INCENTIVES

JOBS TAX CREDITS

For businesses establishing or expanding operations in Catoosa County (a Tier 3 County), Georgia offers a Jobs Tax Credit of \$1750 per year for up to 5 years for each qualifying new job (minimum 35 hours per week and salary above County average). For business creating a minimum of 50 new jobs with an average salary at least 110% of the county average, Georgia offers a Quality Jobs Tax Credit which can be from \$2000 - \$5000 per job (depending upon the wage level) per year for up to 5 years.

INVESTMENT TAX CREDIT

For expanding manufacturing or telecommunications companies having a larger capital investment, in lieu of the jobs tax credit, Georgia offers qualifying businesses an investment tax credit equal to 1-8% of the qualified investment amount.

PORTS TAX CREDIT

For businesses claiming the Jobs Tax Credit or Investment Tax Credit (but not the Quality Jobs Tax Credit), if the business increases its imports and/or exports through Georgia ports, the credit can be increased by \$1250/year/job (for JTC claimants) or 5%-8% of investment amount (for ITC claimants).

LIFE SCIENCES MANUFACTURING TAX CREDIT

Businesses in the Life Science Industries qualifying for the Jobs Tax Credit can claim an addition \$1250/job.

RESEARCH AND DEVELOPMENT TAX CREDIT

Qualifying manufacturing and technology companies increasing their R&D spend can earn Georgia state income tax credits up to 50% of their state income tax liability.

SALES TAX EXEMPTIONS

For qualifying purchases of new manufacturing and repair equipment, raw materials used in manufacturing, material handling equipment (for distributions centers and warehouses) pollution control equipment, data center equipment, clean room equipment and computer equipment (limited to businesses in designated high-tech businesses).

JOB TRAINING/RETRAINING

Georgia offers a retraining tax credit for businesses implementing new technology (and needing to retrain its existing work force). For businesses needing to train a significant number of new employees, Georgia has a free Quick Start Training Program.

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.



Ground Breaking Ceremony



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