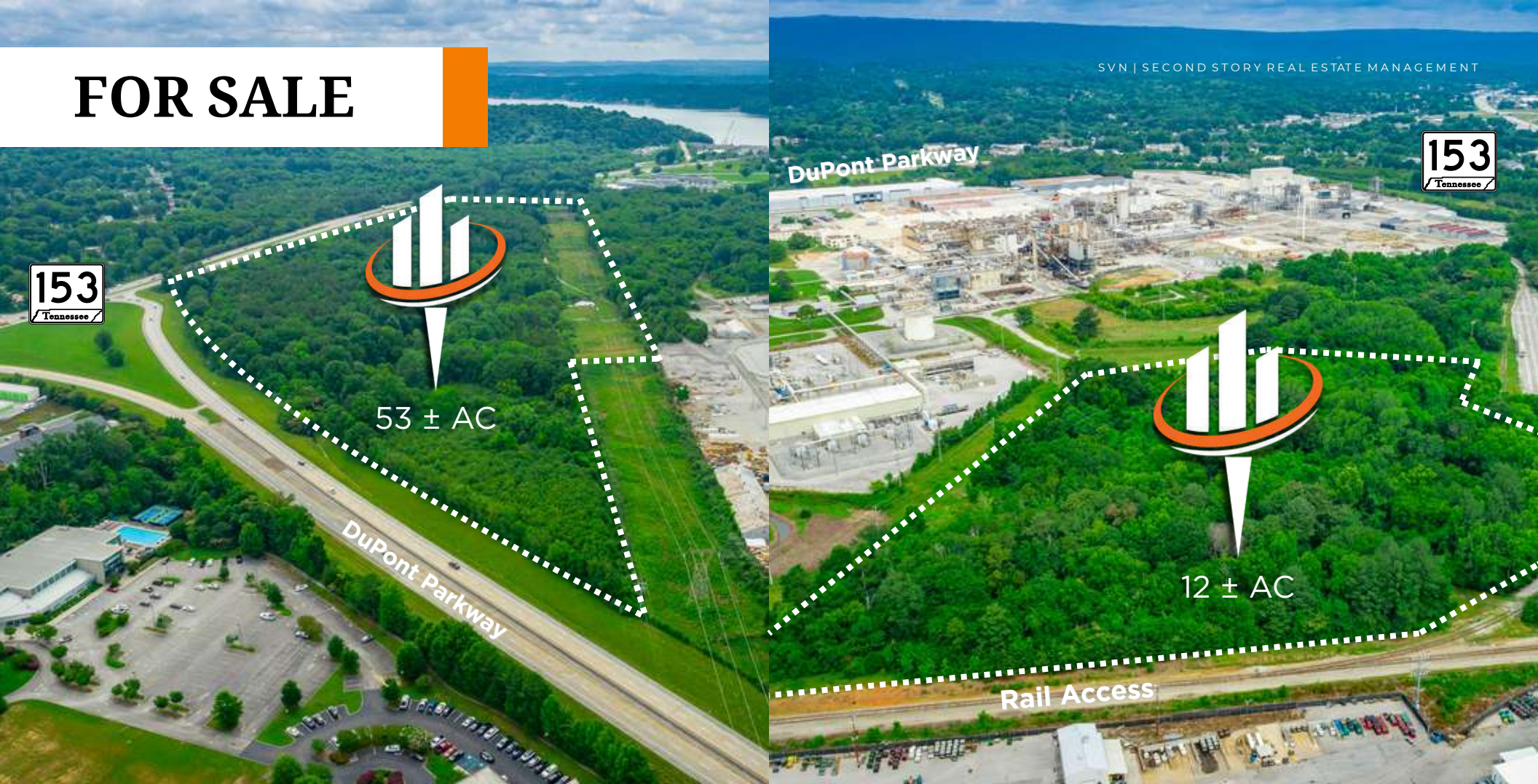


FOR SALE

SVN | SECOND STORY REAL ESTATE MANAGEMENT



PREMIUM INDUSTRIAL LAND TRACTS

Excess Land located in Strategic Locations with Flexible Parcel Sizes

Industrial Development Sites

SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

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Baker Townsend

Office: (423) 682-8241

Cell: (423) 598-6968

baker.townsend@svn.com



OVERVIEW

Tract 1:

Lot Size: 53 ± AC; Can be split into a smaller configuration of as little as 37 ± acres

Zoning: I-H

Parcel ID: 110P B 001

Tract 2:

Lot Size: 12 ± AC *Features dedicated Easement access running directly along the railroad easement*

Zoning: I-H

Parcel ID: 110P B 001



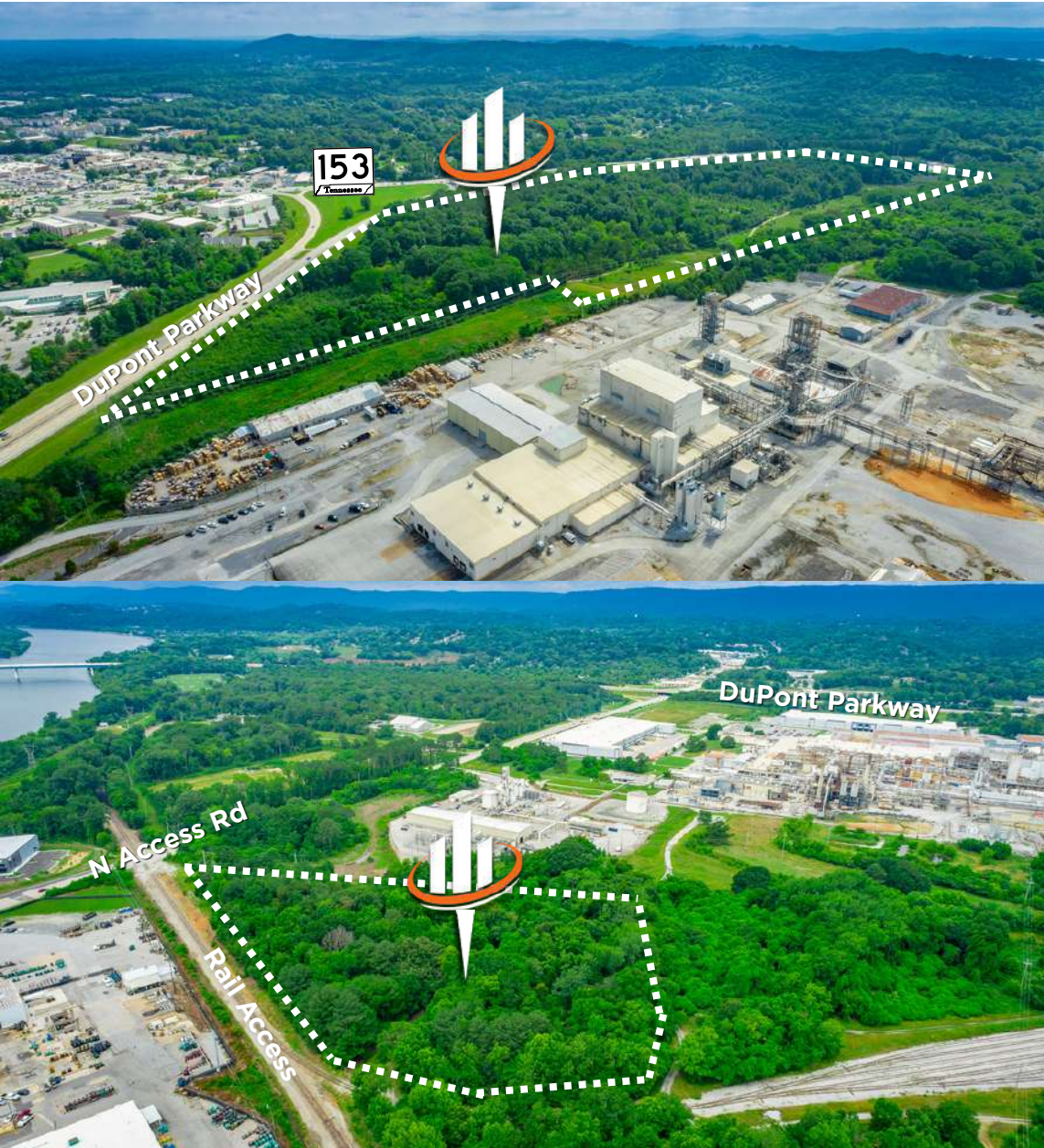
OPPORTUNITY OVERVIEW

An exceptional opportunity to acquire prime industrial real estate perfectly suited for manufacturing, logistics, or distribution. Available as individual tracts or as a combined acquisition, these parcels offer excellent logistical advantages in a thriving industrial corridor.

Flexible Purchasing Options: Parcels can be sold individually.

PREMIUM INDUSTRIAL LAND TRACTS

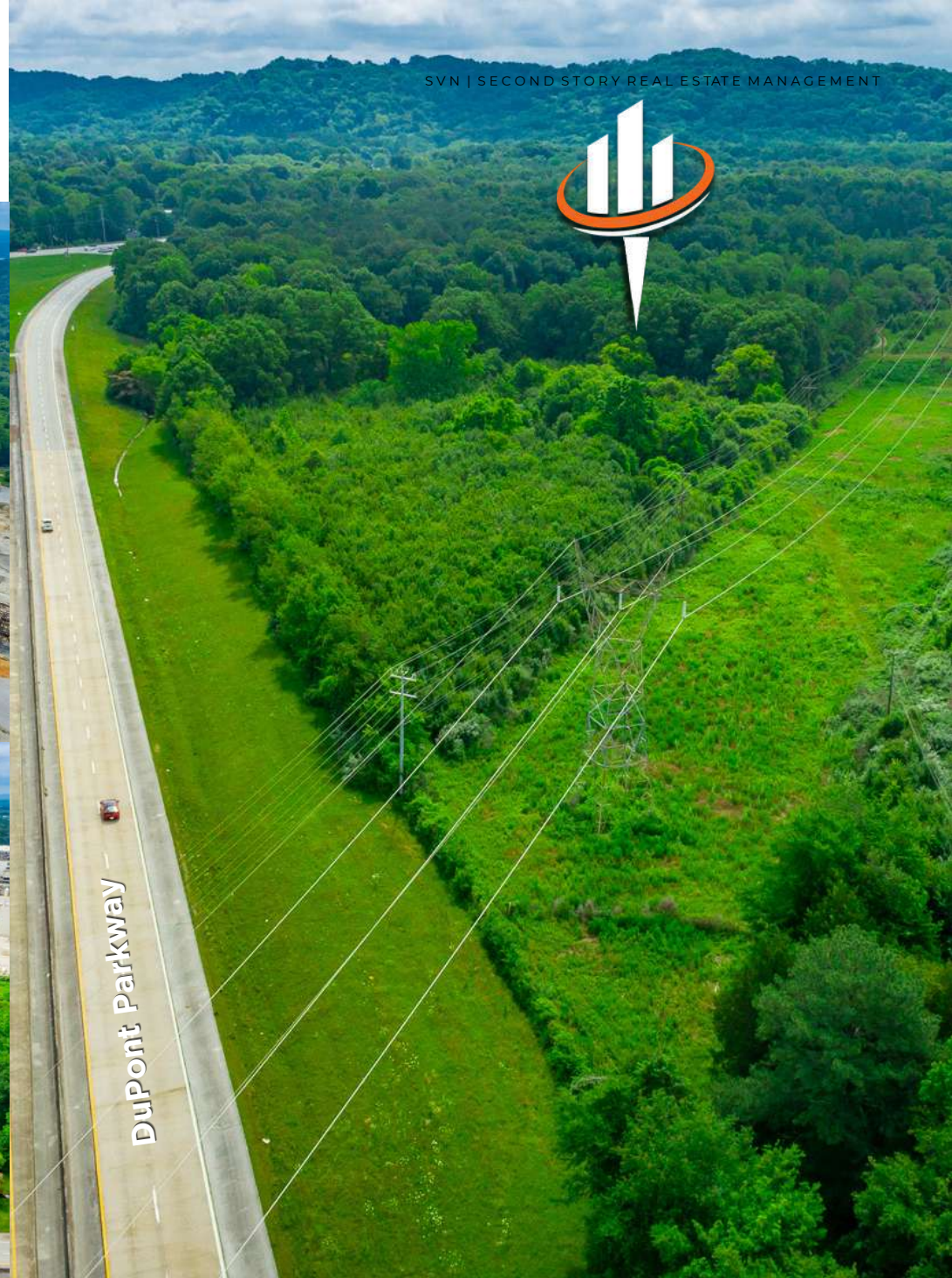
HIGHLIGHTS



- This site may qualify for state and local **incentives** — including FastTrack grants, job tax credits, and sales/use tax exemptions — for companies that meet job creation and capital investment thresholds. Bonus incentives of up to 50% may apply in qualifying counties.
 - *Disclaimer: Incentives are subject to eligibility and approval by TNECD and local government. Terms may change. Please verify current details at TNECD.com.*
- **Strategic Positioning:** Located in a robust industrial zone with established corporate neighbors.
- **Subdivision Potential:** Tailor the acreage to your exact needs—buy one, buy both, or sub-divide the larger tract down to 37 ± acres.
- **Logistical Edge:** Quick access to major thoroughfares, access roads, and rail corridors.
- **Strong Market Dynamics:** Located within a high-demand submarket with low industrial/commercial vacancy rates and robust economic momentum.
- **Excess Land:** This is excess land located adjacent to current Kordsa operations

PREMIUM INDUSTRIAL LAND TRACTS

PROPERTY PHOTOS

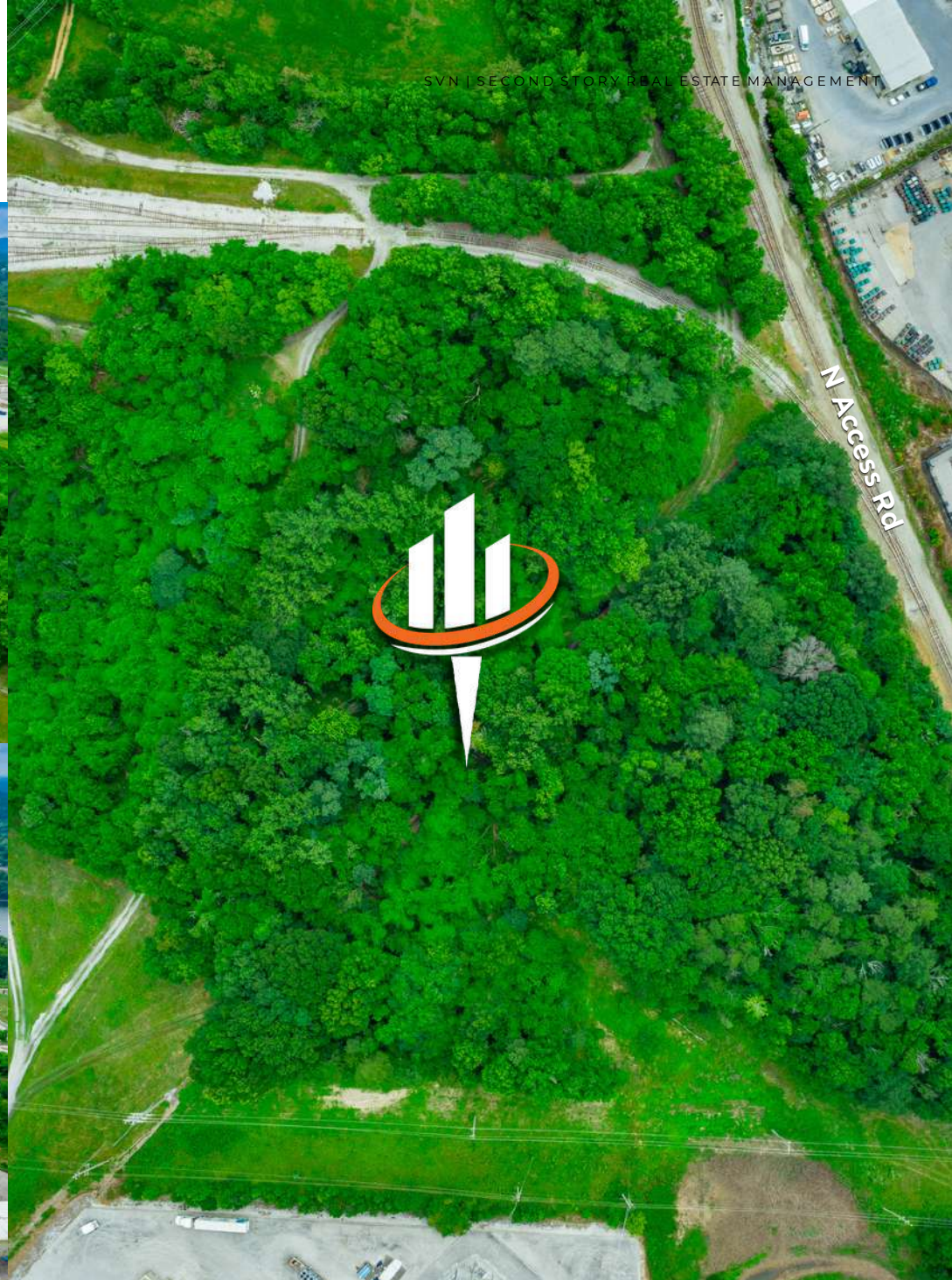


SVN | SECOND STORY REAL ESTATE MANAGEMENT

Strategic Industrial Land Near DuPont Parkway



PROPERTY PHOTOS



12 ± AC Industrial Lot Near Access Rd



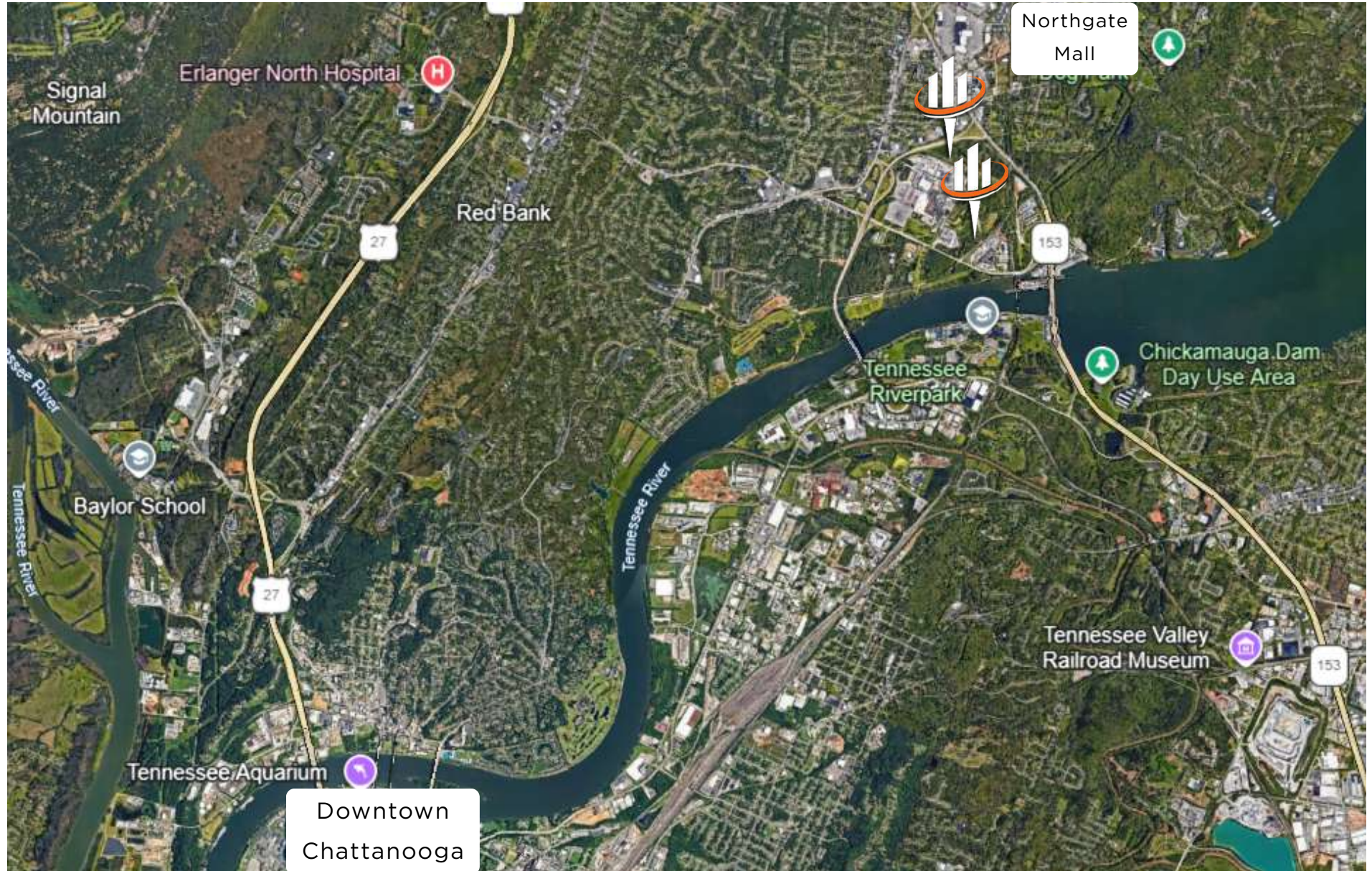
Strategic Industrial Land Near DuPont Parkway



12 ± AC Industrial Lot Near Access Rd

AERIAL MAP

SVN | SECOND STORY REAL ESTATE MANAGEMENT



PREMIUM INDUSTRIAL LAND TRACTS



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKERS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Kelly Fitzgerald is SVP of Brokerage at SVN | Second Story Real Estate Management, specializing in commercial real estate transactions across the South. Since 2020, she has closed more than \$160 million in commercial real estate transactions. Her background in architecture and construction gives her a developer's perspective on commercial real estate developments, helping buyers and sellers move quickly on smart, well-structured deals.

Baker Townsend is a commercial real estate broker specializing in industrial properties across the Southeast. Since launching his career in 2022, Baker has established a strong track record, closing over \$33 million in transaction volume and earning recognition as a CoStar Power Broker.

Born and raised in Chattanooga, Baker combines local roots with regional expertise, helping clients identify opportunities and achieve their goals in a competitive market. His focus on industrial real estate gives him unique insight into the needs of manufacturers, distributors, and logistics companies throughout the Southeast.

Whether representing owners, investors, or tenants, Baker brings a results-driven approach, market knowledge, and a commitment to building long-term relationships.



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