



**1212 PEEPLES ST  
CHATTANOOGA, TN 37403**

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*OFFERING MEMORANDUM*

# EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,  
East Syracuse, NY 13057



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# EXECUTIVE SUMMARY

The property at 1212 Peeples St presents a unique opportunity to acquire a 19,335-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

<b>Building SF</b>	19,335 SF
<b>Year Built/Reno</b>	1964/2024
<b>Lot Size (Acres)</b>	1
<b>Parcel ID</b>	145E-U-003
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	16'
<b>Drive Ins</b>	1
<b>Docks</b>	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 19,335 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.

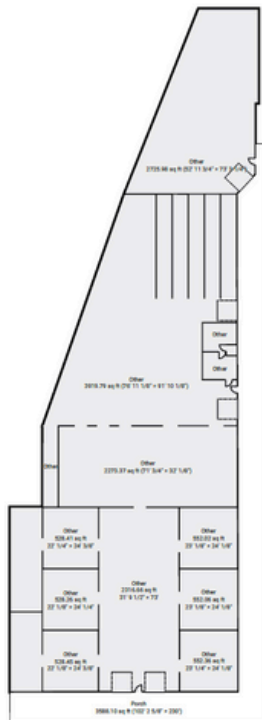


**Zoning Advantage:** The property benefits from flexible industrial zoning, supporting a wide range of uses including warehousing, distribution, light manufacturing, and service-related operations.

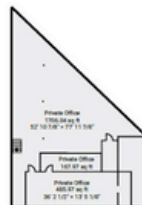
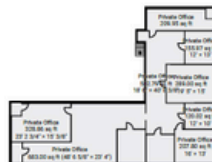


# FLOOR PLAN

### ▼ Ground Floor



▼ 2nd Floor



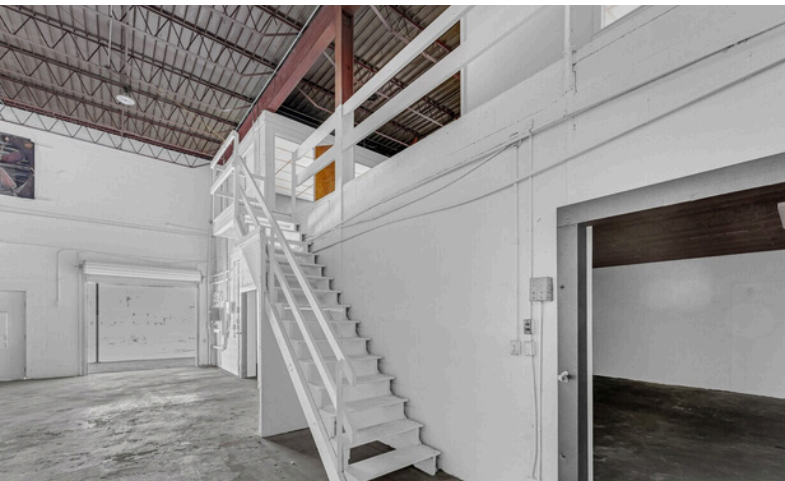
# FINANCIAL SUMMARY

	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
NET Expenses	\$13,467	\$13,736	\$14,011	\$14,291	\$14,577	\$14,868

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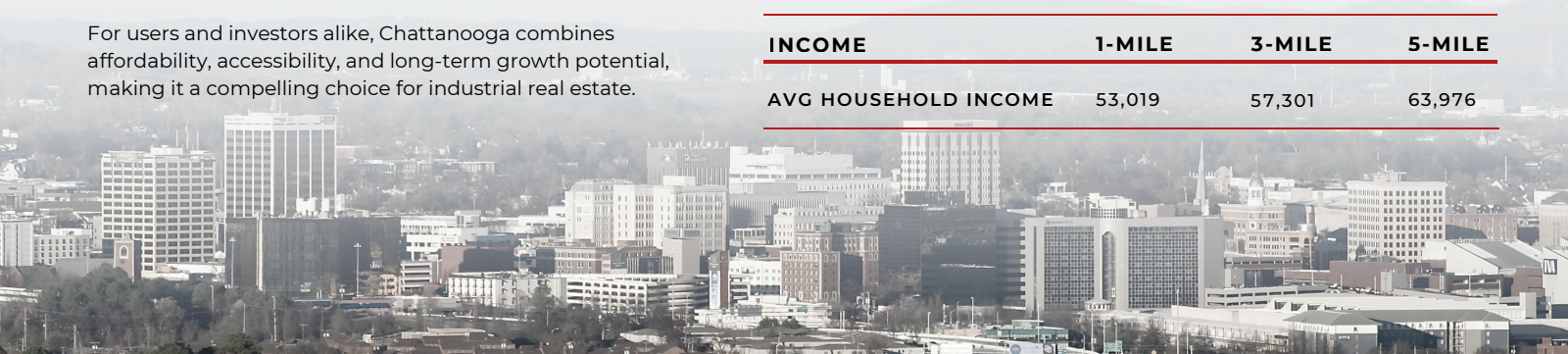
# ABOUT CHATTANOOGA, TN

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.

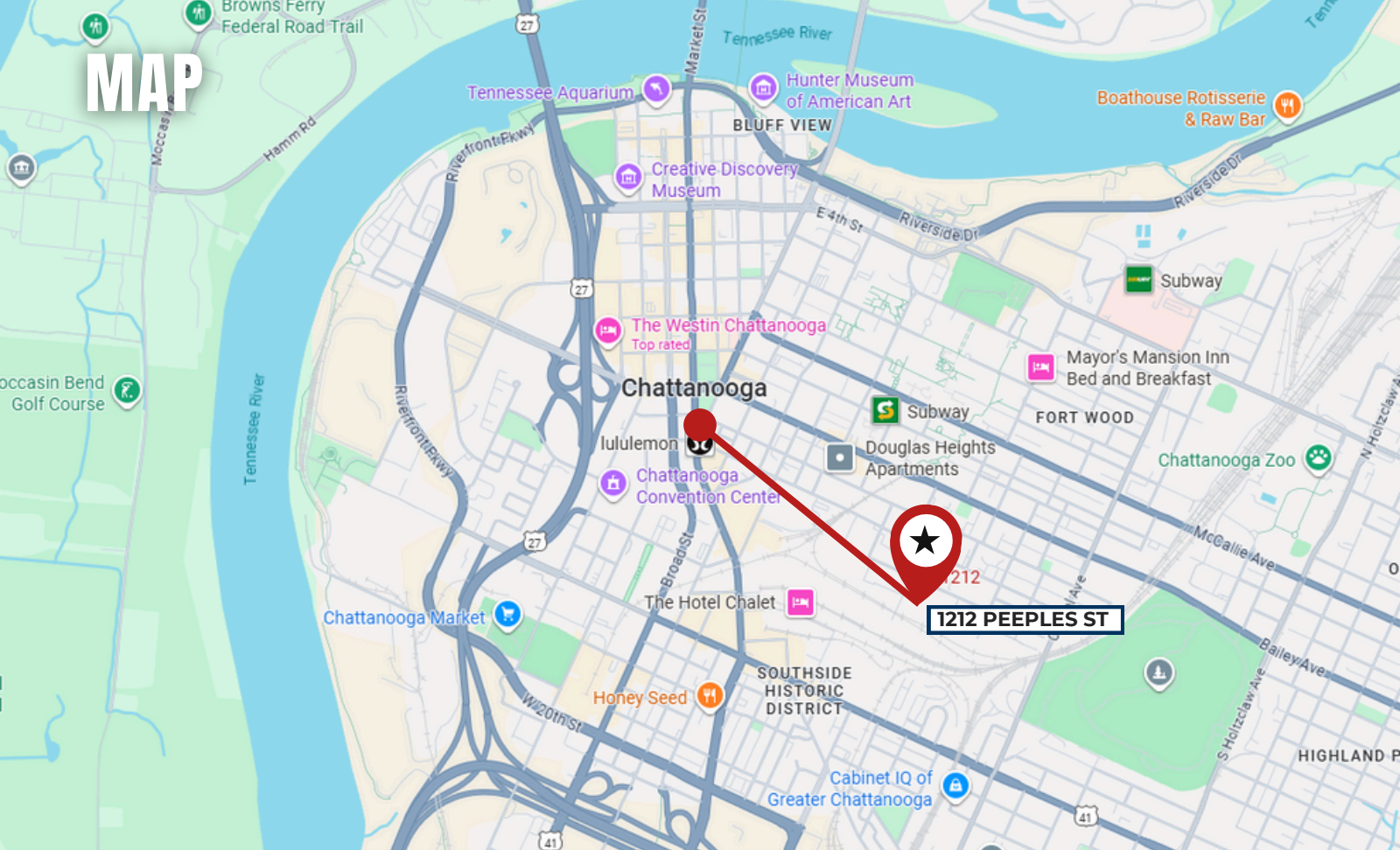
For users and investors alike, Chattanooga combines affordability, accessibility, and long-term growth potential, making it a compelling choice for industrial real estate.

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



# 1212 PEEPLES ST | CHATTANOOGA, TN 37403

## OFFERING MEMORANDUM

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