

Sweetwater, TN • 75 Regional Commerce Park

TM-193 • 173,824 SF • 17.99 Acres

Lease: Call for Rate (Available Q2 2027)

(Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater. Rate subject to change.) *

Location: Knoxville & Chattanooga TN MSA / I-75 and I-40 Access

Labor: 500,000+ Workers/50 Mile Radius

General Building Features

Qualified Production Property (“QPP”): This property can qualify

Size: 173,824 SF, 17.99 Acres, Virtually Complete Building Planned

Expandability: Preplanned expansion up to 325,024 total SF

Structure: Pre-engineered steel column and beam design

Clear Height: 32’ minimum clear height

Column Spacing: 60’ x 60’

Walls: Split face masonry three sides to 7’-4”, insulated metal to eaves; Insulated metal demountable rear expansion wall.

Floor: 6”- 4,000 psi concrete, Helix micro rebar, 10 mil vapor barrier

Roof: 24 gauge standing seam Galvalume, 30-year service life - Low maintenance. Landlord maintains at no cost to Tenant.

Sprinklers: ESFR specifications, 100% wet sprinkler

Power: 1200 Amp 480/277 volt 3-Phase service (expandable), LED Lighting

HVAC: Efficient suspended gas forced-air heaters

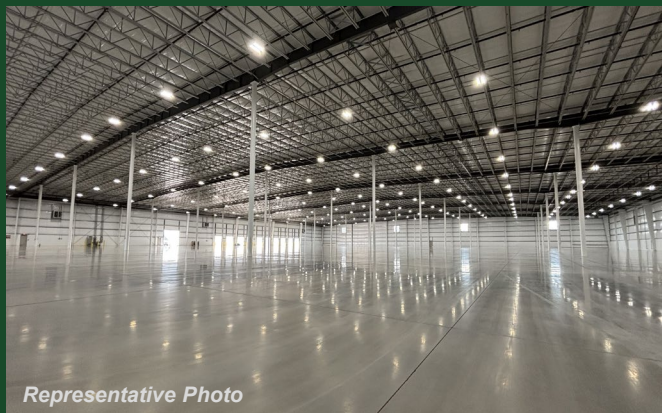
Docks: (21) 9’ x 10’ loading doors and (1) drive-thru (14’ x 14’) door

Parking: (67) car spaces; additional possible

Utilities: Water: Watts Bar Utility District; Sewer: Sweetwater Utilities Board

Electric and Gas: Sweetwater Utilities Board

Communication: T1 available in addition to standard telecommunication services



CONTACT:

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Please reference building TM-193

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
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5/28/2026

*Price subject to change without notice



Scan or Click QR Code For More Property Details on Website





Industrial Building Program

CONTACT:

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75 Regional Commerce Park, Sweetwater, TN
The Ultimate in Fast and Flexible Industrial Building Solutions

Six Reasons to Choose a Hollingsworth Facility:

1. Strategic logistics locations on interstates.
2. Proven cost effective and available labor resulting in productive operations.
3. Multiple lease terms available.
4. Cost effective custom tenant finishes to meet your specs and budget.
5. Pre-planned expansion options to facilitate future growth.
6. Streamlined development packaging including: site selection, construction, local compliance, finish and financing.



**75 REGIONAL COMMERCE PARK
SWEETWATER, TN**

| | |
|----------------------------|----------------------|
| TM-192 – AVAILABLE Q2 2027 | 130,477 - 195,277 SF |
| TM-193 – AVAILABLE Q2 2027 | 173,824 - 325,024 SF |
| Lot 2 (Build-to-Suit) | 108,000 - 130,000 SF |
| Lot 4 (Build-to-Suit) | 195,000 - 298,000 SF |
| Lot 5 (Build-to-Suit) | 151,000 - 324,000 SF |
| Lot 6 (Build-to-Suit) | 151,000 - 256,000 SF |
| Lot 7 (Build-to-Suit) | 130,000 - 326,000 SF |
| Lot 8 (Build-to-Suit) | 108,000 - 326,000 SF |

What others are saying about us...

“The Hollingsworth Companies is now one of the largest industrial developers/investors headquartered in the South with 10 million square feet developed or acquired...”
Mike Randle, Publisher, Southern Business & Development

“The bottom line is we could not have been more pleased with our (Hollingsworth Companies) experience.”
Karl F. Hielscher, President & CEO, Metl Span Corporation

“They readily accepted the challenge and our offices were completed within 75 days... on time and on budget. We were fully operational in our new facility within 80 days of having executed the purchase agreements.”
J.N. Anderson, COO, Heritage Merchandising Co. (Pennzoil)