

Cloud Springs I-75 Park

Greater Chattanooga Area

Buildings to accommodate $\pm$ 1,300,000 SF
Class A | Office Flex | Manufacturing



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Website



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German



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CHATTANOOGA
INDUSTRIAL

Overview

Cloud Springs I-75 Park

Location Overview

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 SF 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.

Highlights

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



Unparalleled access and visibility.
100,000 vehicles enter and leave the state daily through I-75 corridor.



Less than 15 minutes to Downtown Chattanooga.



Buildings to accommodate ± 1,300,000 SF

Two Site Overview

Cloud Springs I-75 Park

North & South Sites

The North and South properties offer flexible development options ranging from approximately 210,000 SF to 715,000 SF per building. In total, the Industrial Park can accommodate up to 1,300,000 SF, with fully customizable site configurations to meet a variety of client needs. We're happy to discuss these options or any other potential client requirements.

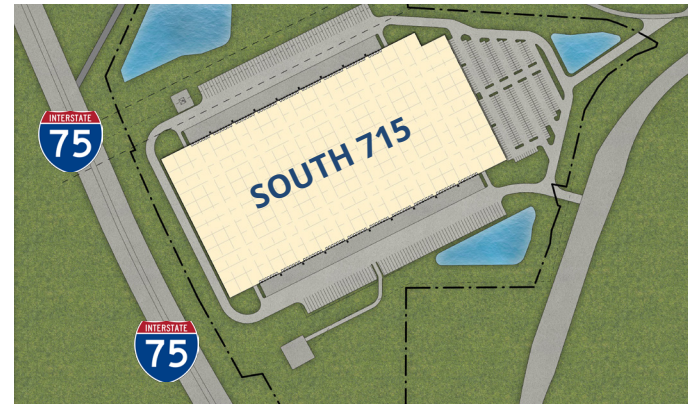
North 415

North Single Building



South 715

South Single Building



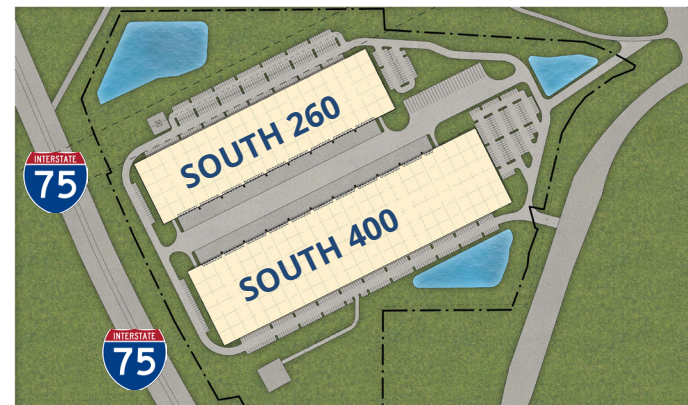
North A 110 & B 182

North Double Building



South 260 & 400

South Double Building

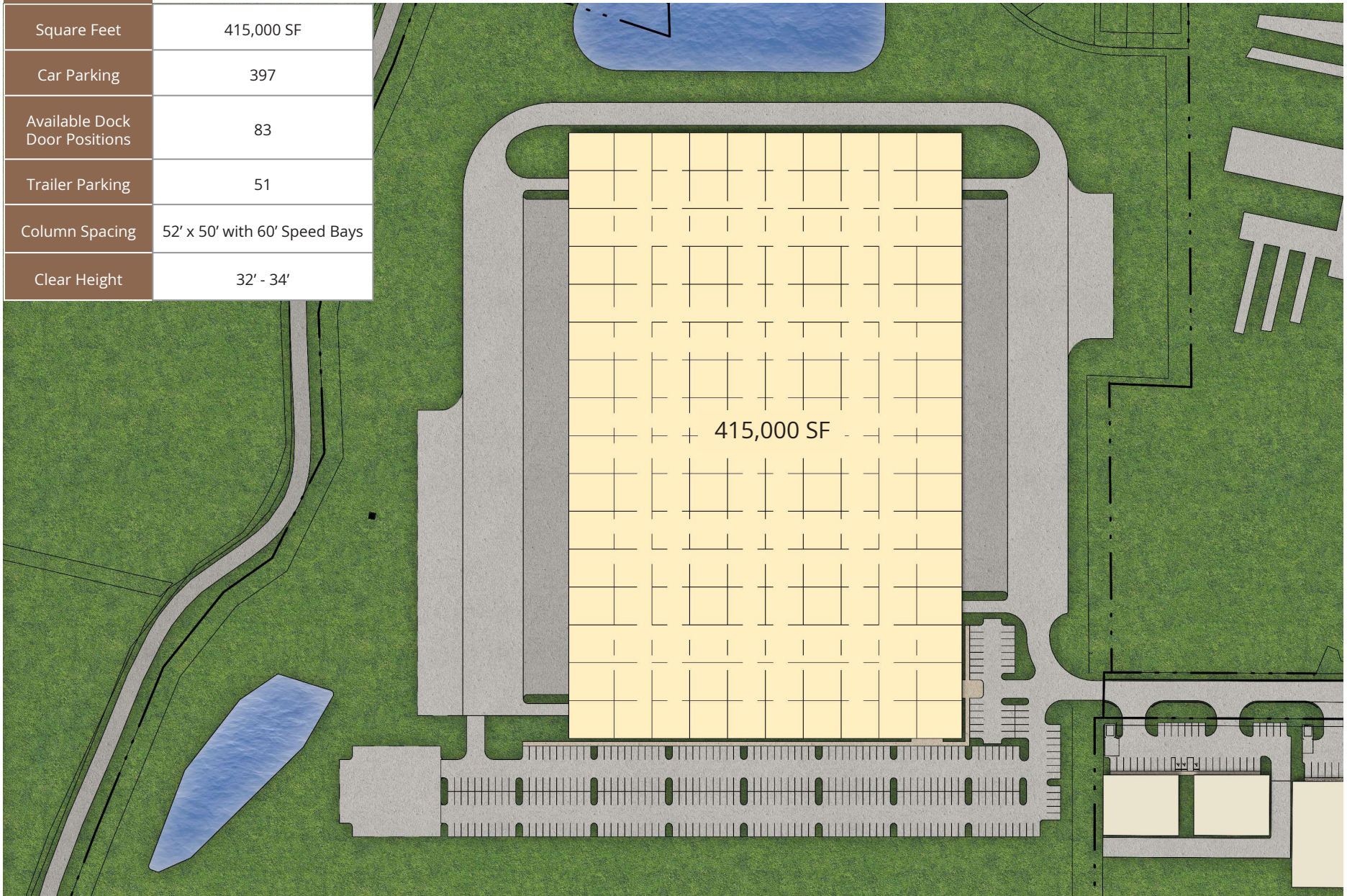


North Option | Single Building Layout

Cloud Springs I-75 Park

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 Option | Double Building Layout

Cloud Springs I-75 Park

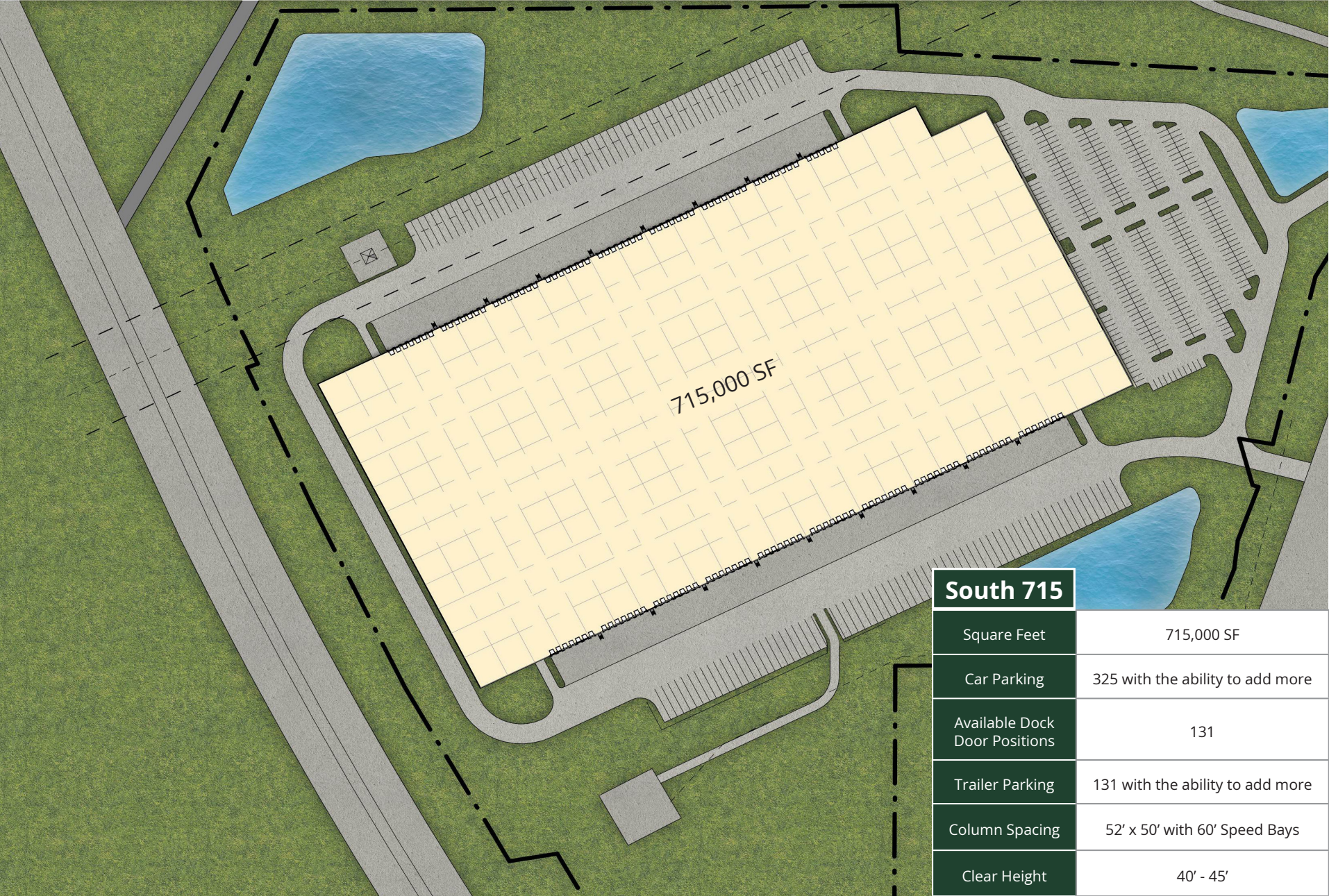
North A 110 & B 182

Square Feet	110,500 SF & 182,000 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'



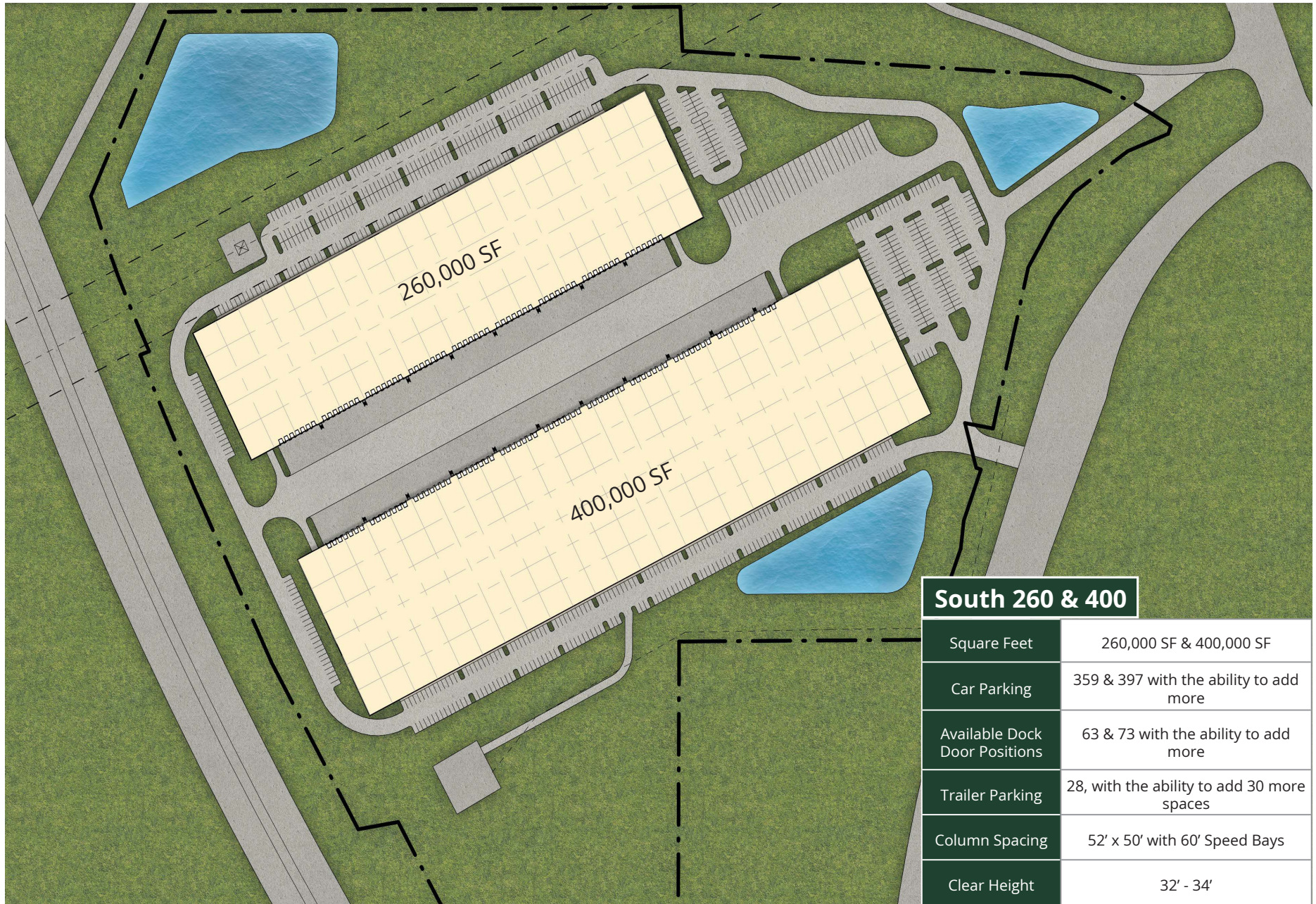
South Option | Single Building Layout

Cloud Springs I-75 Park



South Option | Double Building Layout

Cloud Springs I-75 Park



Interior Inspiration | Fully Customizable

Cloud Springs I-75 Park



Renderings

Cloud Springs I-75 Park

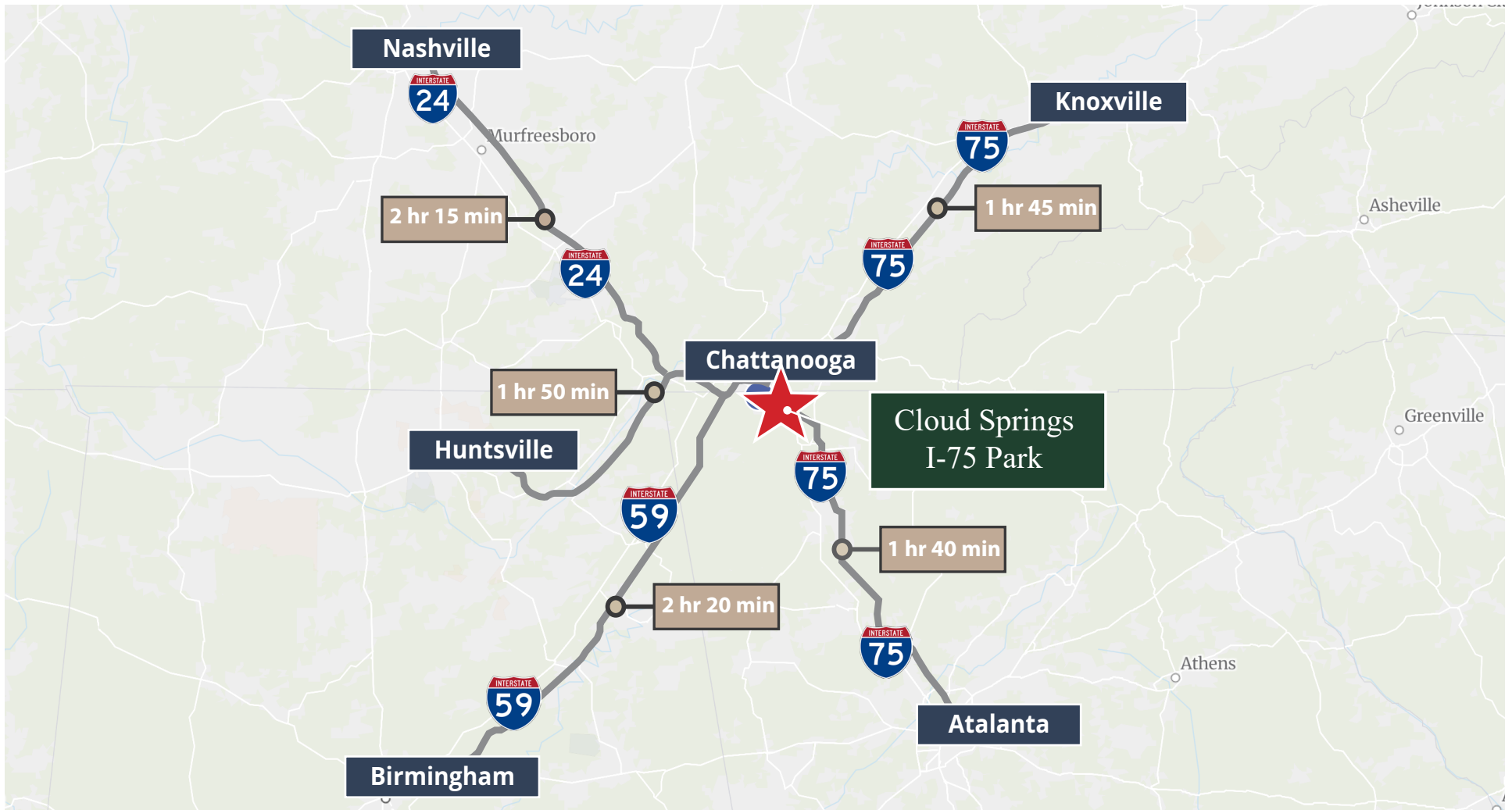


Regional Access

Cloud Springs I-75 Park

'Freight Alley'

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



Georgia & The Greater Chattanooga Area

Cloud Springs I-75 Park

Why The State of Georgia and Catoosa County?

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.



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.



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



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

Current Talent

Cloud Springs I-75 Park

Second Fastest Growing Metro In The Nation

Population

+539,000

People have a 30-min
drive time

+1,048,000

People have a 60-min
drive time

+15,156,000

People have a 180-min
drive time

Labor Force

265,000

People have a 30-min
drive time

408,000

People have a 45-min
drive time

502,000

People have a 60-min
drive time

31.8%

Of Catoosa County
Area employment is in
manufacturing

1M+

Population within 45
minutes

0.98%

Annual growth rate
above national average

10-13%

Below the national
average cost of living

A Built-In Talent Pipeline

Cloud Springs I-75 Park

65,000+
College Students



Within 60 Miles From 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
- Heritage Baptist College

5-Min From Cloud Springs I-75 Park

Specialized high school preparing students for high-skill, in-demand technical careers

Notable Programs Include:

- Robotics & Mechatronics
- Welding & Machine Tool Technology
- Logistics & Supply Chain Management
- IT & Cybersecurity
- Architecture & Construction

10-Min From Cloud Springs I-75 Park

Provides quality technical education and workforce training that supports student success through the regional industry

Notable Programs Include:

- Business Technologies
- Health Technologies
- Industrial Technologies
- Public service Technologies

15-Min From Cloud Springs I-75 Park

Premier workforce development through a state-of-the-art training facility

Notable Programs Include:

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

County & State Incentives

Cloud Springs I-75 Park



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

\$1,750 per qualifying new job per year for up to 5 years (minimum 35 hrs/ week and salary above county average). \$2,000 - \$5,000 per job per year for up to 5 years, minimum 50 new jobs with average salary at least 110% of the county average.

Investment Tax Credit

For expanding manufacturing or telecommunication companies with 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 & Retaining

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, combining national development expertise with deep local relationships.

Tenby brings a proven track record of commercial real estate development and construction across the Midwest and Southeast. White Oak Enterprises adds over 30 years of experience and strong relationships within the Chattanooga region.

Together, the partnership offers a fully integrated approach to industrial development - from site selection through construction, delivering efficient, scalable solutions tailored to each client's needs.

CHATTANOOGA
INDUSTRIAL

A Partnership by:

Tenby WHITE OAK
ENTERPRISES 

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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