



Investment Opportunity

Cleveland, TN

151,704 SF Light Manufacturing Facility

4405 Michigan Ave

Cleveland, TN 37323



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Property Highlights

151,704 SF

Built in 1988

Climate-Controlled

23.61 Acres

220 Paved Parking Spaces

Zoned Light Industrial

Near Cleveland Regional Airport

Long Term Tenant - 450 Employees

Customer Facing Storefront

Offered Price: \$10,700,000

Cap Rate 9%



Building Information

- Ceiling Heights: 18-22'
- Construction: Masonry and Pre-engineered metal with steel frame
- Floor: 6" Reinforced Concrete
- LED Lighting in Warehouse
- Sprinkler: Wet
- Loading Docks: 16
- Heavy Power: 9000 amps 277/480
- New Roof Installed in 2025



Building Photos

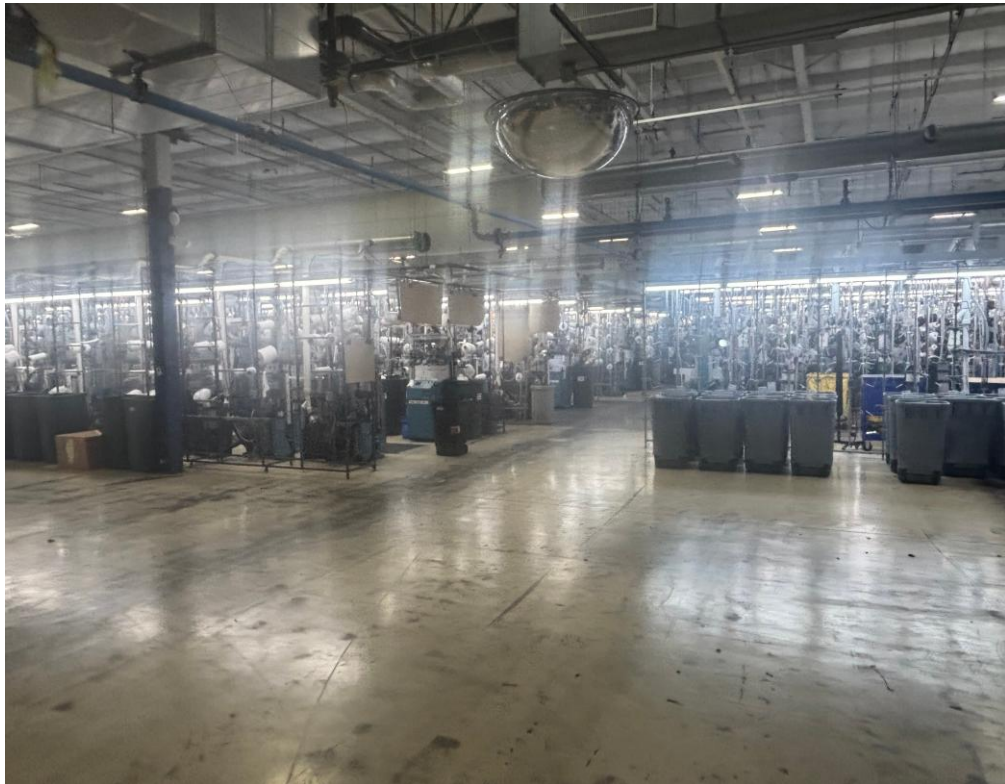
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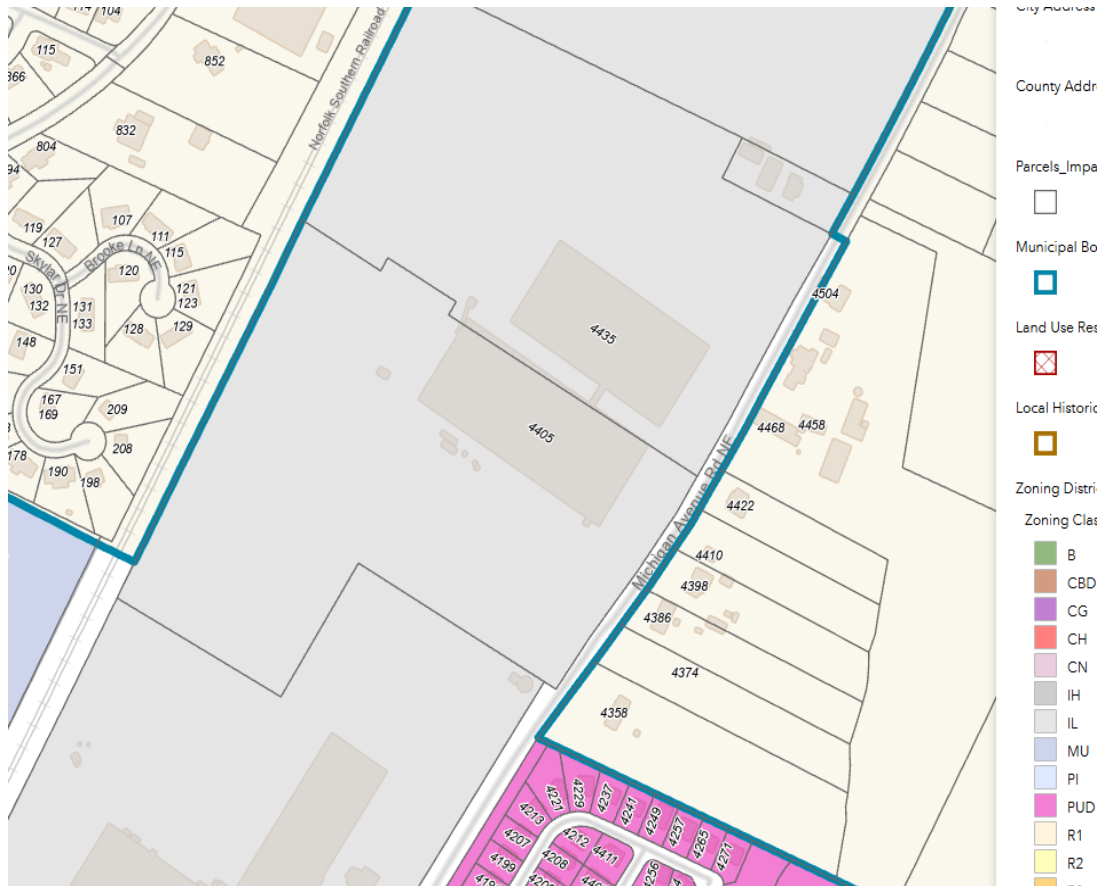
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Zoning Details

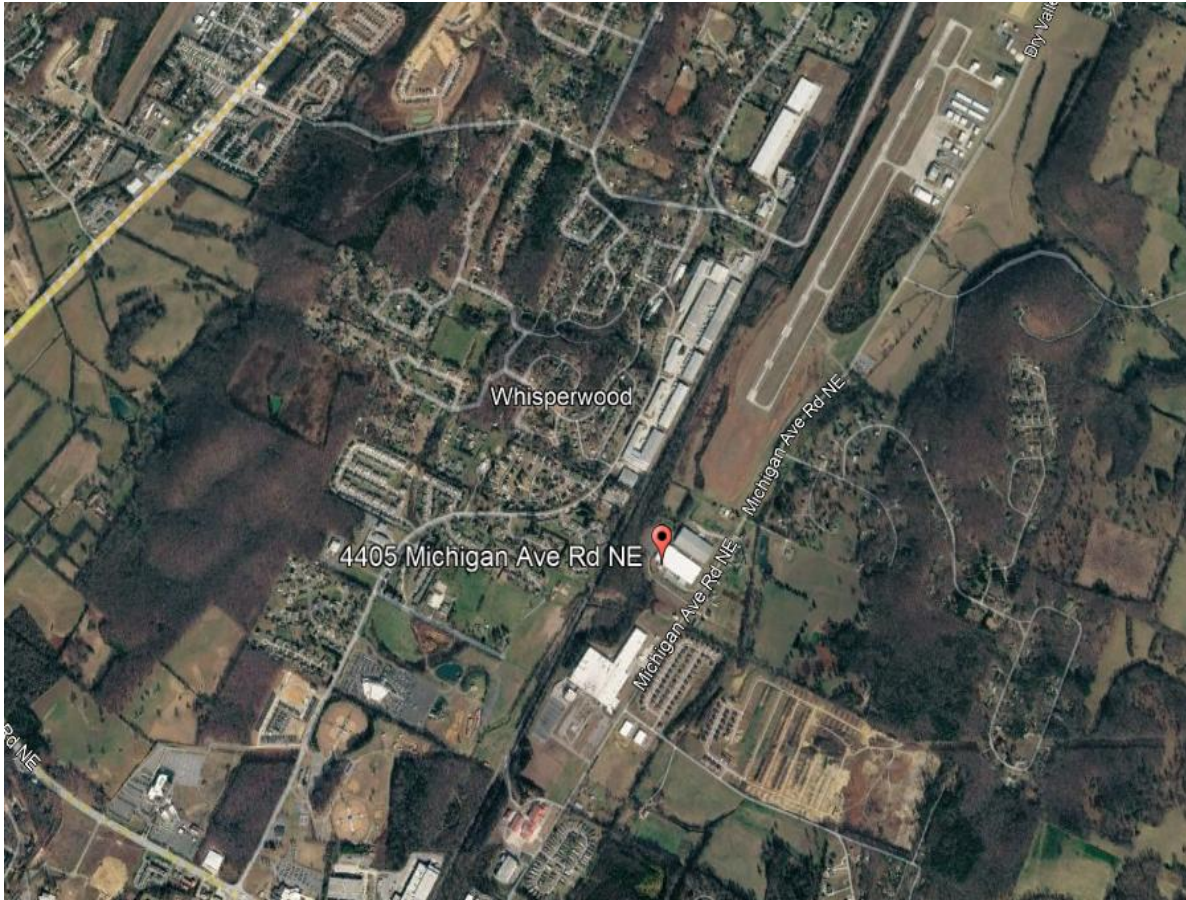


Zoned I-L – Light Industrial Permitted Uses:

- Warehousing and Storage
- Distribution
- Light Manufacturing Inside Building
- Transportation and Freight
- Vehicle Repair
- Utility Facilities

Additional Uses Permitted on Review

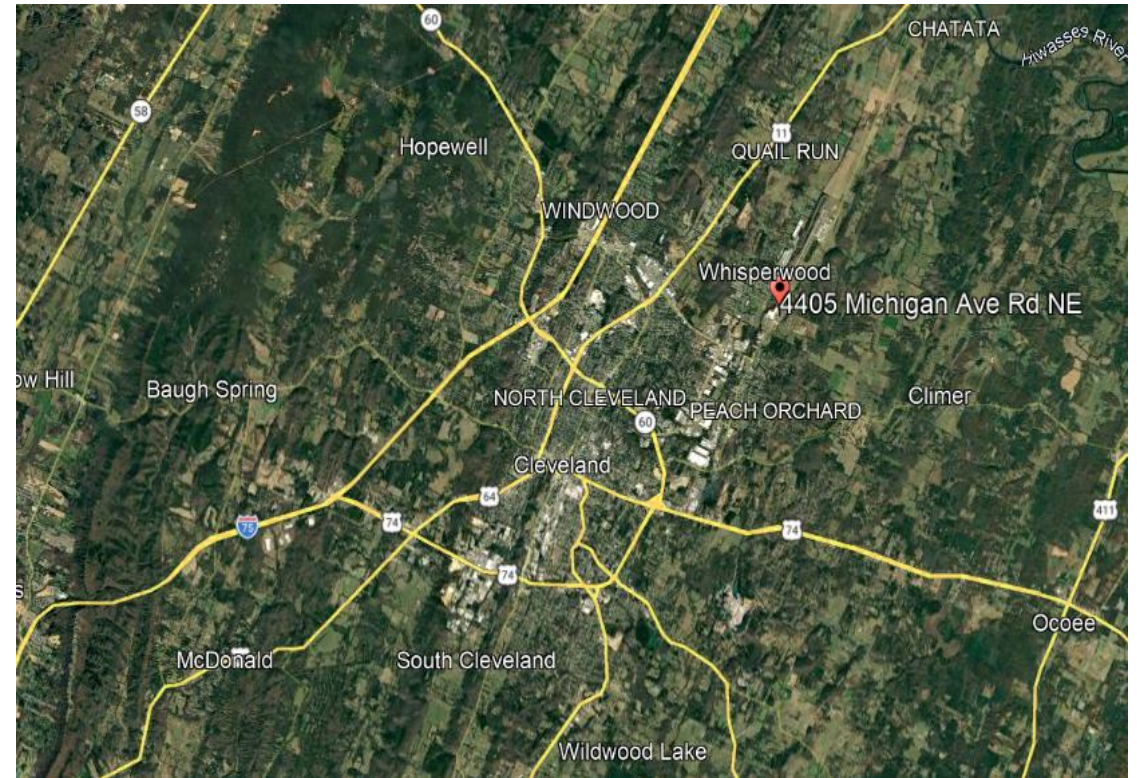
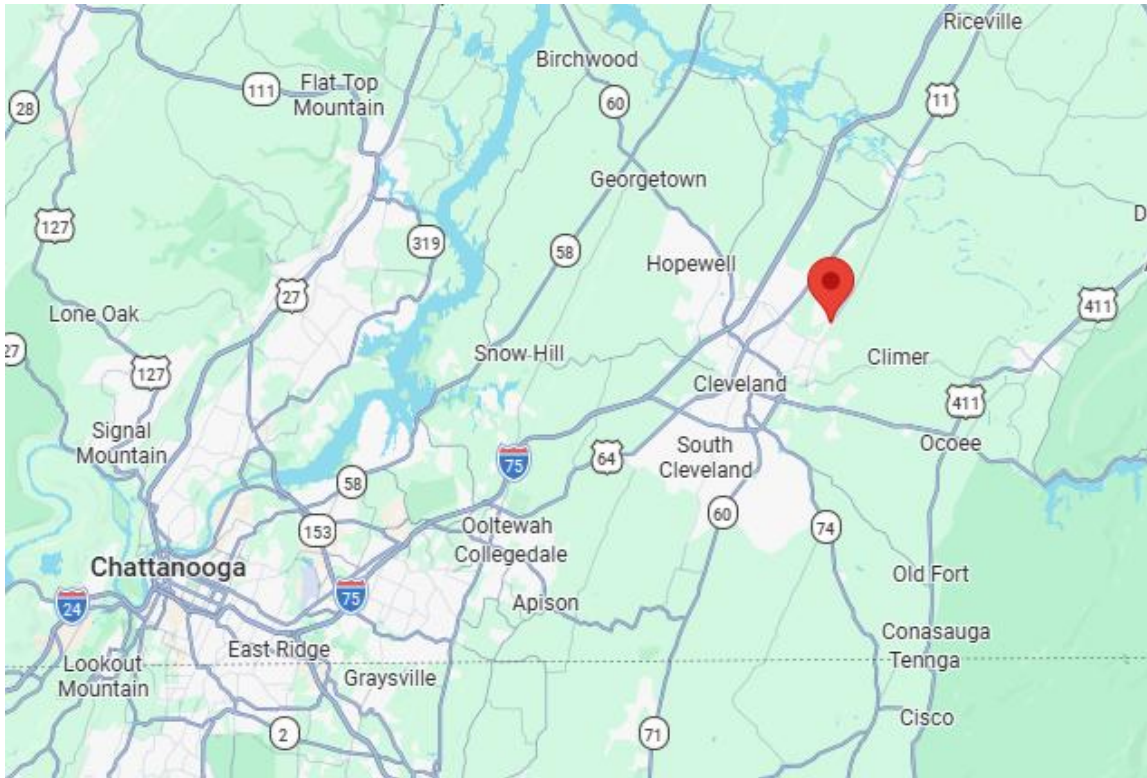
Location Details



- Located in North Cleveland, approximately 4.8 miles from I-75 via exit 27
- Adjacent to Cleveland Regional Jetport
- 29.7 Miles to Chattanooga Airport
- Notable nearby tenants include Amazon, Whirlpool, Kroger, Mars Chocolate North America, WACKER Polysilicon, Eaton, Formulated Solutions, and Duracell

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Contact

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R E A L T Y C O M P A N Y

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