

# Sweetwater, TN • 75 Regional Commerce Park TM-192 • 130,477 SF • 17.88 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:** 130,477 SF, 17.88 Acres, Virtually Complete Building Planned

**Expandability:** Preplanned expansion up to 195,277 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:** (13) 9’ x 10’ loading doors and (1) drive-thru (14’ x 14’) door

**Parking:** (64) car spaces; additional possible

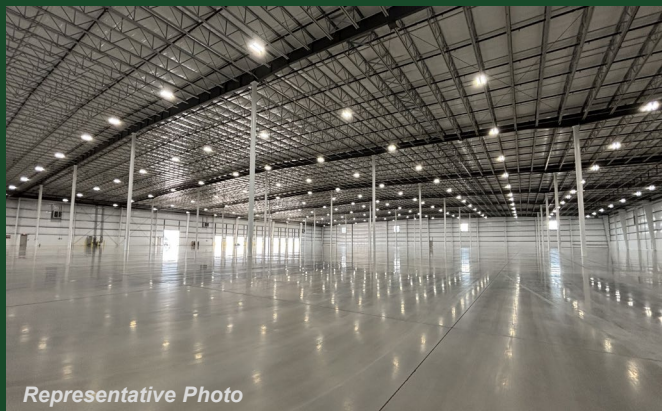
**Utilities:** Water: Watts Bar Utility District; Sewer: Sweetwater Utilities Board

**Electric and Gas:** Sweetwater Utilities Board

**Communication:** T1 available in addition to standard telecommunication services



Representative Photo



Representative Photo



## CONTACT:

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Please reference building TM-192

## Corporate Headquarters

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5/28/2026

\*Price subject to change without notice



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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)**