

Property Description



PROPERTY DESCRIPTION

This 4.6 acre heavy Industrial zoned property offers a rare opportunity for both long-term investment and owner-user needs. It includes two, 20,000 sf buildings with one currently leased to a national tenant on an absolute net basis through 2035. The second building is vacant and ready to be leased or occupied by the buyer, offering immediate upside. The existing tenant, Sherman+Reilly, operates its manufacturing across the street and was acquired in 2024 by Quanta Services Inc., a publicly traded Fortune-level company.

Their presence adds substantial stability and a low likelihood of relocation. The lease includes a five-year extension beginning January 2026, which the tenant has already notified to exercise, along with an additional five-year option extending to the end of 2035. Annual 3% rent increases continue throughout the extensions.

The vacant building has recently received several upgrades, including new metal siding, gutters, wall insulation, and additional improvements underway such as new walk doors, dock-leveler servicing, and a fresh waterproof roof coating. The vacant property offers strong functional aspects such as: approximately 20,000 square feet, four dock-high doors with levelers, four drive-in doors, a wet sprinkler system, 1,200 amps of 3-phase 480V power, 15-foot clear height, and 2.3 acres of fenced parking and drop yard space. These attributes make it well suited for a variety of industrial or distribution uses and position the property for long-term performance.

LOCATION DESCRIPTION

1.4 miles from I-24.

Additional Photos



Financial Summary



INVESTMENT OVERVIEW

Price	\$3,000,000
Price per SF	\$75
Price per Unit	\$1,500,000

LEASE RATE ON 20,000 SF: \$3.77 PER SF

LEASE TERM ABSOLUTE NET: CURRENT TO 12/31/2030
One, 5 year Extension Option.

Advisor Bio 1



MATTHEW BONNETT

Agent

Mbonnett@SectorCommercial.com

Direct: 423.605.5417

TN #367774 // GA #430285

RealSmart
7825 Stonehenge Drive
Chattanooga, TN 37421