



For Lease

3794 Tag Rd, Chattanooga, TN 37416

Lease Price: \$8.50 – \$10.00 NNN | Available SF 7,500 – 60,000

Total Building Size: ±88,447 SF | Conveniently located off Bonny Oaks Dr. exit at Highway 153



For more info contact: Levi Sprayberry | c: 423.326.4983 | o: 423.432.2990 | lsprayberry@towerpropertygroupcre.com

offering summary

3794 Tag Rd in Chattanooga, TN offers flexible leasing opportunities ranging from 7,500 to 60,000 square feet within a ±88,447 SF building. Priced between \$8.50 and \$10.00 per square foot (NNN), this property is ideally positioned just off Bonny Oaks Drive at the Highway 153 exit, providing exceptional accessibility and visibility. Its strategic location within the Chattanooga market makes it well-suited for a variety of industrial, warehouse, or distribution uses.

SURROUNDING AMENITIES:

- ***Convenient location just off Bonny Oaks Drive at the Highway 153 exit***
- ***Excellent access to downtown Chattanooga, I-75, and regional distribution routes***
- ***Ample space for industrial, warehouse, or distribution operations***
- ***Situated in a growing commercial corridor with nearby service providers, suppliers, and workforce amenities***



**\$8.50–\$10.00
NNN**

ASKING PRICE



7,500-60,000

AVAILABLE SF



±4.50 AC

LAND SIZE



I-H

ZONING



- Full 3PL service provider
- Loading / unloading
- Warehouse storage
- Picking
- Kitting
- Just-in sequence shipping
- Inventory management
- Lift assisted repacking up to 300 lbs.

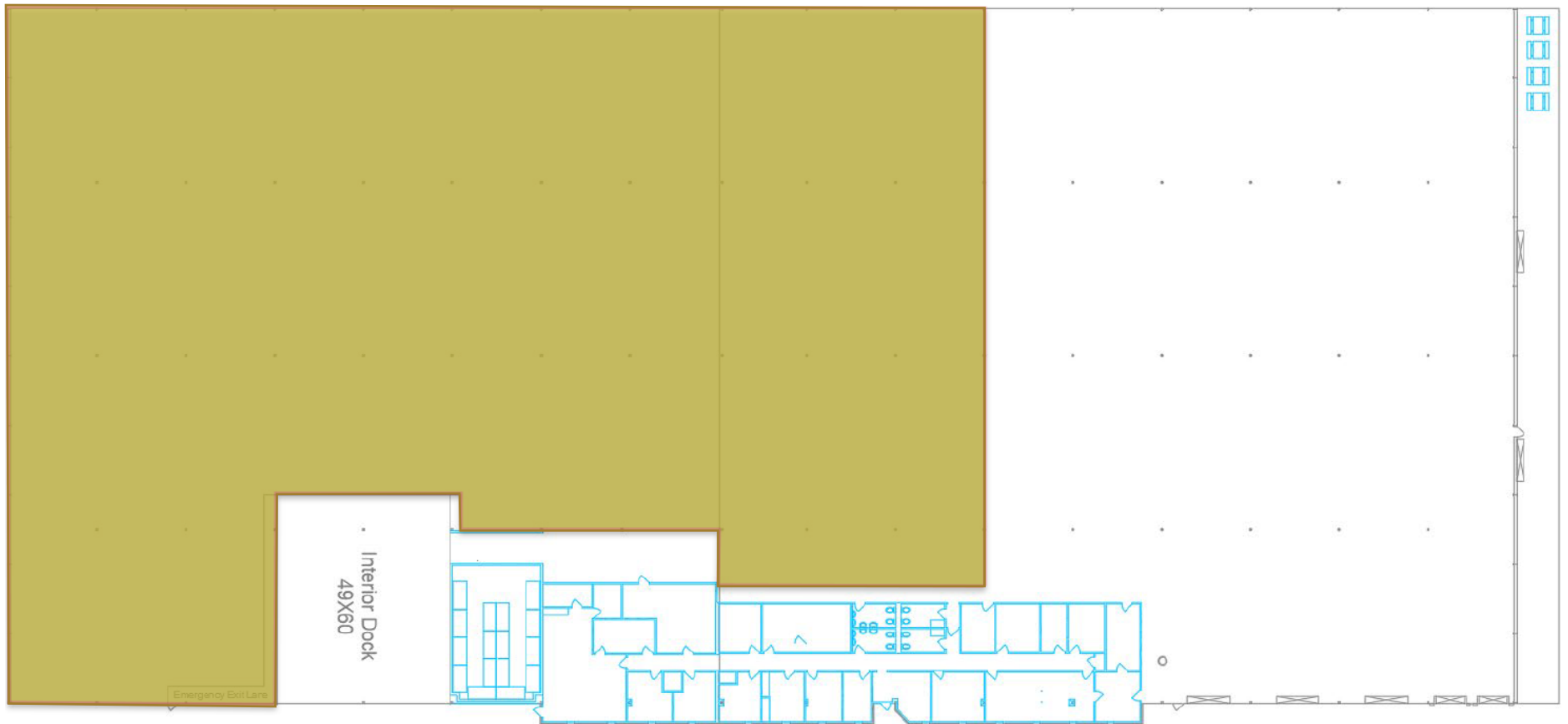


offering highlights

Tax Parcel ID:	129P-A-011.02
Total Building Size:	±88,447 SF
Available SF:	7,500 – 60,000
Asking Price:	\$8.50- \$10.00 NNN
Opex:	\$3.16 PSF
Lot Size:	±4.50 AC
Zoning:	I-H
Year Built:	1977
Docks:	6
Drive-In Doors:	2
Ceiling Height:	18' to 25'
Column Spacing:	25' x 30'
Traffic:	<ul style="list-style-type: none">• Conveniently located off Bonny Oaks Dr. exit at Highway 153• Located near Volkswagen Chattanooga



floor **plan**



exterior photos



building entrance



warehouse photos



location map



SITE

market overview

Chattanooga stands as a beacon of diversity and charm, seamlessly blending natural splendor, cultural heritage, and economic vitality. Renowned for its iconic landmarks like the world's longest pedestrian bridge and largest freshwater aquarium, Chattanooga also leads in innovation, being the first in the US to introduce gigabit internet service, showcasing its progressive, tech-savvy ethos.

At the forefront of innovation and entrepreneurship, Chattanooga fosters a dynamic startup ecosystem, lauded by Forbes for its affordability for tech workers and recognized by Inc. Magazine and SmartAsset as an optimal location to launch new ventures.

Yet, Chattanooga's commitment extends beyond business success; it champions sustainability, implementing measures to minimize its ecological footprint. This dedication to green initiatives has garnered accolades, earning Chattanooga recognition as one of the greenest cities in the US by WalletHub and one of the premier places to reside according to Outside Magazine.

One of the most

Affordable Cities

For Tech Workers

- FORBES

Exceptional Place to

Start a Business

- INC. MAGAZINE &
SMARTASSET

One of the

Greenest Cities

in the US

- WALLETHUB

One of the

Best Places to Live

in the US

- OUTSIDE MAGAZINE

market overview (continued)

Chattanooga beckons outdoor enthusiasts with its plethora of recreational opportunities. Boasting over 50 trailheads, 200 miles of mountain biking trails, 100 climbing routes, and 30 miles of scenic riverfront, it stands as a paradise for adventure seekers. Beyond its natural wonders, the city pulsates with a vibrant cultural scene and a globally-inspired culinary landscape, adding to its magnetic charm.

Throughout the year, Chattanooga hosts a plethora of events that draw artists and audiences from far and wide, including the renowned Riverbend Music Festival, the enchanting Nightfall Concert Series, and numerous other cultural celebrations.

For families, Chattanooga offers a wealth of attractions sure to delight both young and old. From the captivating exhibits of the Chattanooga Zoo and the mesmerizing displays at the Tennessee Aquarium to the nostalgic rides of the Tennessee Valley Railroad Museum, there's no shortage of fun and educational experiences to be had.

Delving into the city's rich history is equally captivating, with iconic landmarks like Ruby Falls, Rock City Gardens, and the Incline Railway offering immersive glimpses into Chattanooga's storied past. Whether seeking outdoor adventures, cultural experiences, or family-friendly outings, Chattanooga promises an unforgettable blend of excitement and discovery.

Chattanooga, a city of warm hospitality and cultural richness, has earned acclaim from National Geographic as one of America's happiest cities, from U.S. News & World Report as a top destination for retirement, and from the Matador Network as one of America's coolest towns. It's a city where the threads of history, culture, commerce, and recreation seamlessly weave together, crafting a distinctive and inviting haven for everyone.



The real estate market in Chattanooga is thriving and expanding, presenting alluring prospects for both investors and prospective homeowners. This flourishing market mirrors the city's escalating population, income levels, employment opportunities, and property values, paralleled by the continuous development of urban and suburban areas.

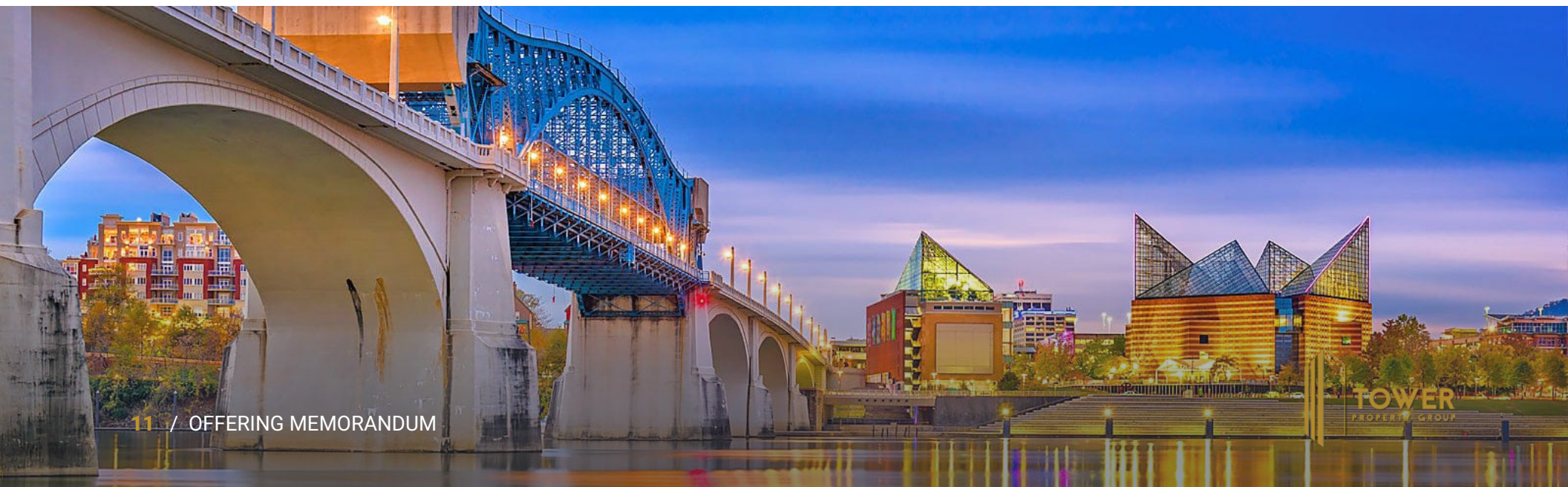
market overview (continued)

Chattanooga flaunts a dynamic and flourishing economy that has seen remarkable growth in recent times. A pivotal force behind the city's economic prosperity is its robust manufacturing sector. Chattanooga plays host to several prominent manufacturing enterprises, with Volkswagen notably operating its sole U.S. manufacturing facility within city limits. These industry giants not only generate abundant employment opportunities but also draw in a web of suppliers and auxiliary businesses, fortifying the local economy even further.

Additionally, Chattanooga's economy benefits significantly from its thriving tourism sector. The city's natural allure, characterized by picturesque mountains, the meandering Tennessee River, and a plethora of outdoor recreational pursuits, entices visitors from across the nation.

10 LARGEST EMPLOYERS IN CHATTANOOGA

EMPLOYER	EMPLOYEES
Erlanger Health System	7,870
BlueCross BlueShield of Tennessee	5,193
Hamilton County Schools	4,674
Tennessee Valley Authority	3,501
McKee Foods Corp.	3,100
Unum	3,100
Volkswagen of America	2,498
CHI Memorial Hospital	2,407
City of Chattanooga	2,308
Roper Corp.	1,900





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For Lease: \$8.50–\$10.00 NNN

3794 Tag Road

Chattanooga, Tennessee 37416



Levi Sprayberry

TOWER PROPERTY GROUP, LLC

7443 Commons Blvd | STE 102
Chattanooga, TN 37421

c: 423.326.4983

o: 423.432.2990

Email: lsprayberry@towerpropertygroupcre.com