

FOR LEASE

THIRTY-EIGHT HUNDRED OLD TASSO ROAD

FLEX OFFICE / SUPPLIER / SHOWROOM OPPORTUNITY



PROPERTY HIGHLIGHTS

- +/- 171,969 SF (industrial warehouse & manufacturing)
- 19.56 AC
- Ample Truck/Trailer Parking
- Fire Suppression – Wet Sprinkler System
- Zoning – IL

FLEX SUPPLIER / SHOWROOM ADVANTAGES

- +/- 10,210 SF
- ADA Restrooms
- Open Ceiling Design
- Spec Office Area
- Roll Up Delivery Door
- Fully Conditioned
- Top of Building and Monument Signage Availability.
- Outdoor Storage
- Container Storage

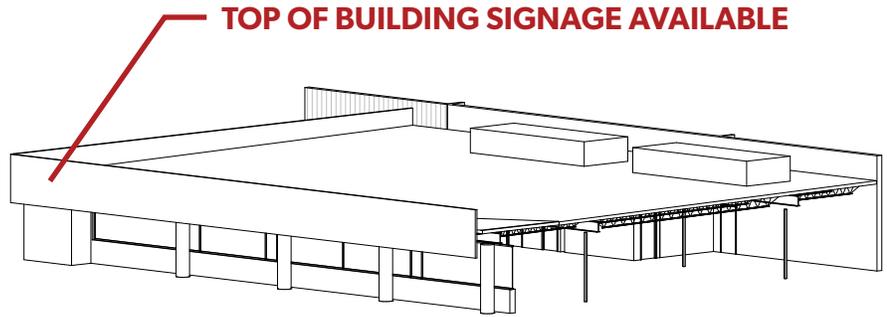
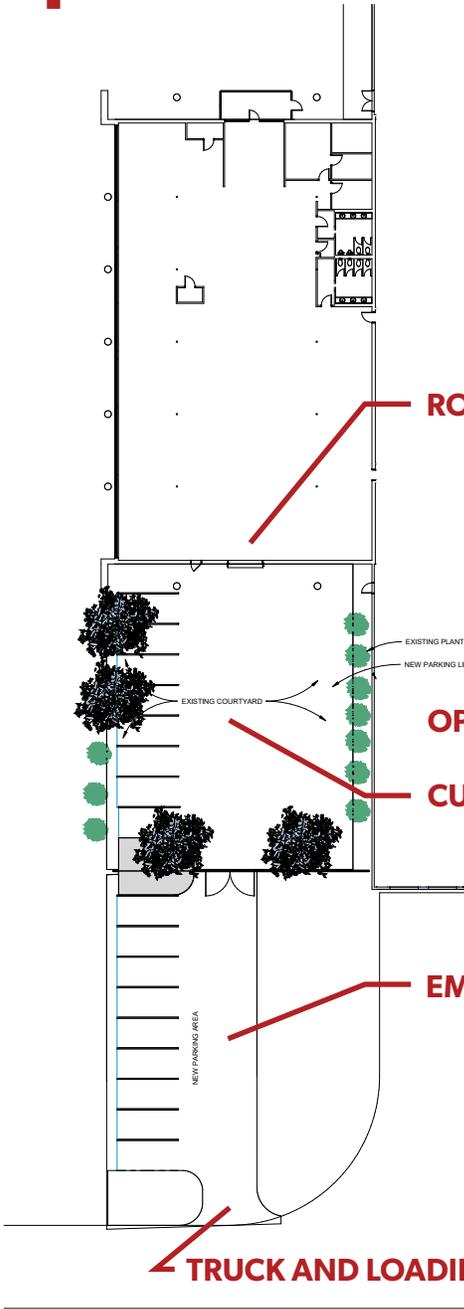
PRIME EXPOSURE

This exceptionally located flex industrial showroom space provides a prominent central market destination with abundant outdoor storage for goods or containers and ample parking availability for customers, box trucks, service trucks, and standard trailers. The space opportunity allows for “top of building” brand visibility and roll-up delivery door access. Service companies and suppliers would join many well-known brands like Ferguson and Cleveland Plywood, all located within this densely occupied manufacturing hub.

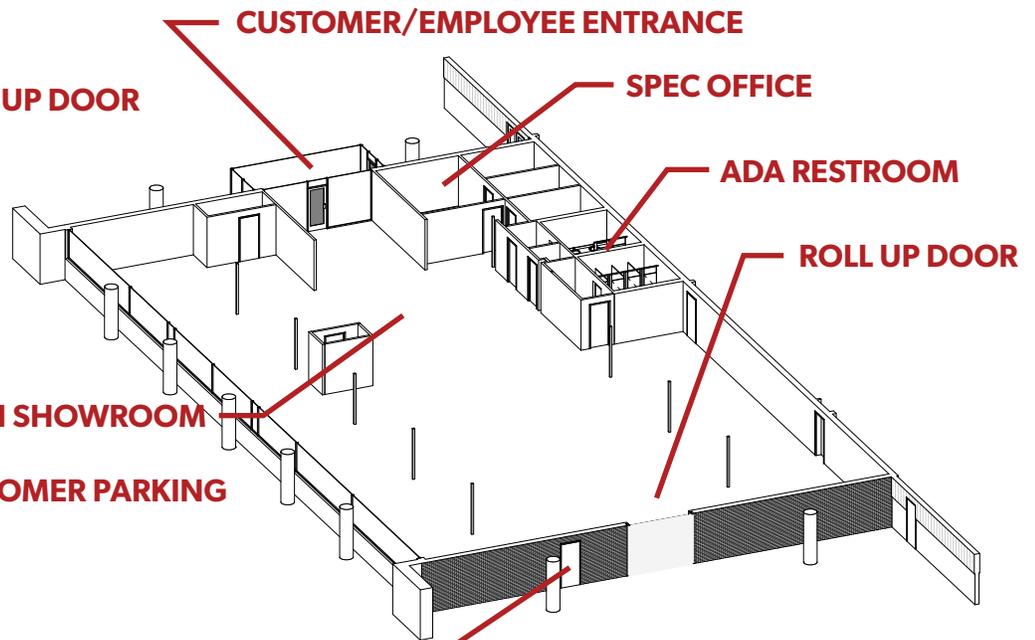




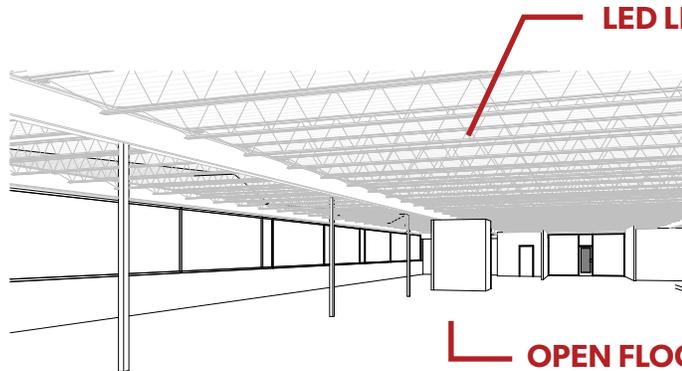
FLOOR PLANS



CROSS SECTION ISOMETRIC



FLOOR PLAN ISOMETRIC



3D OFFICE CEILINGS REMOVED

1 FLOOR PLAN - OFFICE AREA
SCALE: 1/16" = 1'-0"





PRIME LOCATION

Located 3.8 miles from I-75, the Property is exceptionally positioned within the ever-transforming Cleveland, TN marketplace, just 25 miles to Chattanooga Metropolitan Airport and 60 miles to Knoxville Tyson McGee Airport. This East Tennessee corridor is strategically positioned at the junction of four major interstates, including I-24, I-75, I-59 and I-40, providing superior access to Atlanta, Nashville, Knoxville, Birmingham, and Huntsville all within drive time of three (3) hours. The Cleveland industrial market has been referred to as Chattanooga's largest industrial submarket, with its close proximity and growing overlap. Cleveland has been listed in the top 6 "Best Places in U.S." to work in manufacturing multiple times since 2021 and awarded as Tennessee's #1 county for net new job growth in 2023 by the State of Tennessee.

