



SWEETWATER
DEVELOPMENTS, LLC

Partnering with



CONCEPT
DEVELOPMENTS, INC.

TWO CENTRE PLAZA/CLINTON, TENNESSEE 37716



Representative Photo



Representative Photo



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building TM-192

Two Centre Plaza, Clinton, TN 37716
Office (865) 457-3601 Fax (865) 457-3602
www.hollingsworthcos.com

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.) *

Purchase: Call for Price

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

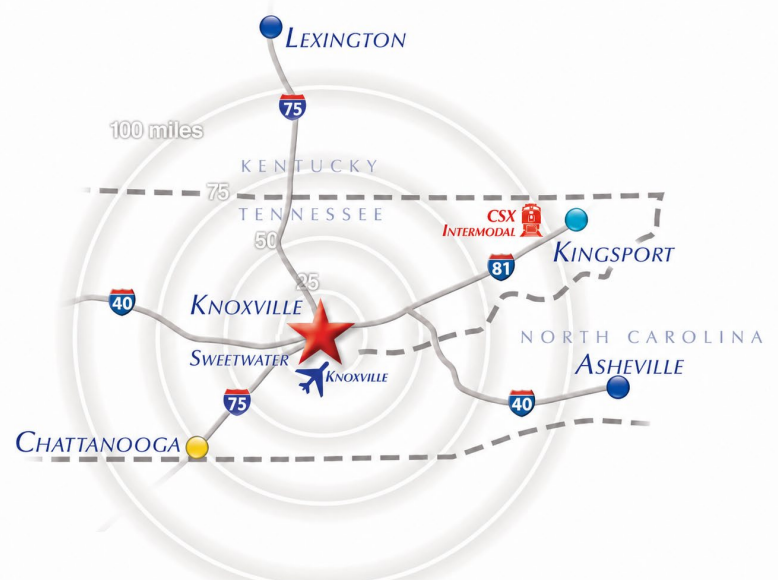
Docks: (13) 9' x 10' loading doors and (1) drive-thru (14' x 14') door

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



Scan or Click QR Code For More Property Details on Website





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VP of Industrial Real Estate

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75 Regional Commerce Park, Sweetwater, TN
The Ultimate in Fast and Flexible Industrial Building Solutions

Six Reasons to Choose This 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

Location Features:

- Direct I-75 access, with convenient connectivity to I-40 and regional interstates
- Knoxville, TN MSA with access to 500,000+ workers within a 50-mile radius
- Just 30 minutes from McGhee Tyson Airport, offering connectivity to national and international markets
- Right-to-work state with a competitive, business-friendly environment and no state personal income tax
- Competitive pricing and stable utility rates
- Skilled workforce with expertise in manufacturing and logistics
- Superior quality of life with access to outdoor recreation, state parks, and Watts Bar Lake
- Sweetwater's proximity to major interstates provides excellent logistics for manufacturing and distribution
- New building and sites available, capable of accommodating facility needs from 100,000 SF to 500,000+ SF).