



AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	2.09 Acres
BUILDING SIZE:	20,300 SF
GRADE LEVEL DOORS	3
DOCK HIGH DOORS:	1
CEILING HEIGHT:	22.0 FT
YEAR BUILT:	1991
RENOVATED:	2009
ZONING:	M2

PROPERTY OVERVIEW

Refurbished free standing warehouse in an Industrial Park. 15,300 SF of warehouse space with storage, work rooms, mezzanine, and additional rest rooms. The drive in bays measure 12' x 11' and the other is 11' x 11'. The loading dock is 8' x 11'. A 20 ton unit air conditioning unit was installed. Built in 1991, this building sits on over 2 acres of land with roughly three quarters of an acre cleared for expansion or storage or truck parking. Plenty of parking for employees as well as guests. Exterior has been repainted, newly paved parkig lot, and newly landscaped for a very attractive facade. This building offers 18' ceilings at the eave, 8" concrete floors, 24' column spacing, airconditioning throughout, gas heaters, air compressor, sky lights, and 3-phase power with 2300 amps. This building has it all!

PROPERTY FEATURES

- Located in Industrial Park
- Excellent Condition
- Newly Renovated in 2009

KW COMMERCIAL
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FLEX FOR LEASE

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LOCATION OVERVIEW

Small well maintained industrial park consisting mainly of smaller to mid-sized flex warehouse space. Roughly 15 minutes to the new VW Plant. The surrounding area is a quiet residential neighborhood. The connecting road, Adams, fronts several small local businesses. Hwy 153 is a main commercial corridor for the city of Chattanooga which connects to I-75 and Amnicola Hwy.

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PROPERTY HIGHLIGHTS

- Located in Industrial Park
- Excellent Condition
- Newly Renovated in 2009
- 1 Mile to Hwy 153
- Additional Land in Rear to Expand
- HVAC Throughout the Building



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STREET ADDRESS:	2730 Kanasita
CITY, STATE, ZIP:	Hixson, TN 37343
PROPERTY TYPE:	Flex
LOT SIZE:	2.09 AC
ZONING:	M2
PARKING SPACES:	33
BUILDING FRONTAGE:	200
YEAR BUILT:	1991
NUMBER OF STORIES:	1
CEILINGS:	22'
POWER:	2300 amps 3 phase
HVAC:	Yes
COLUMN SPACE:	24.0



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
available space	Flex Space	\$7.50 SF/YR	Modified Gross	20 SF	Leased

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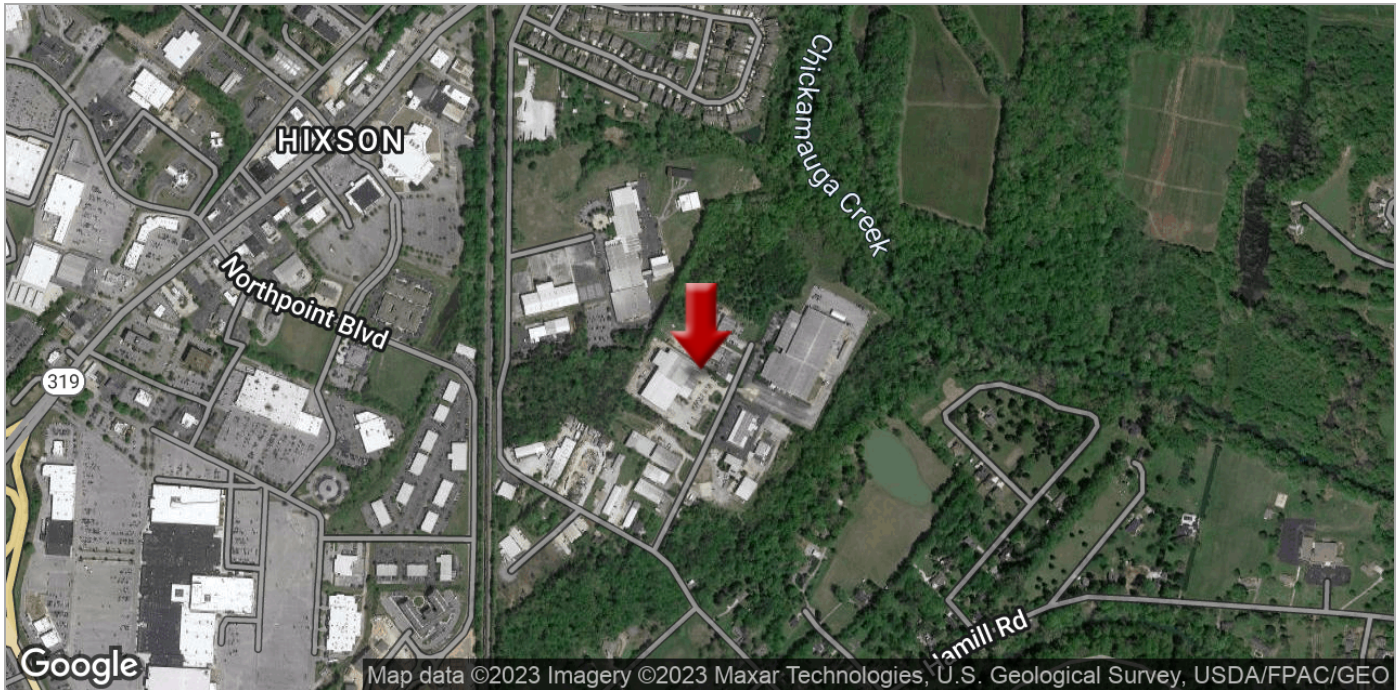
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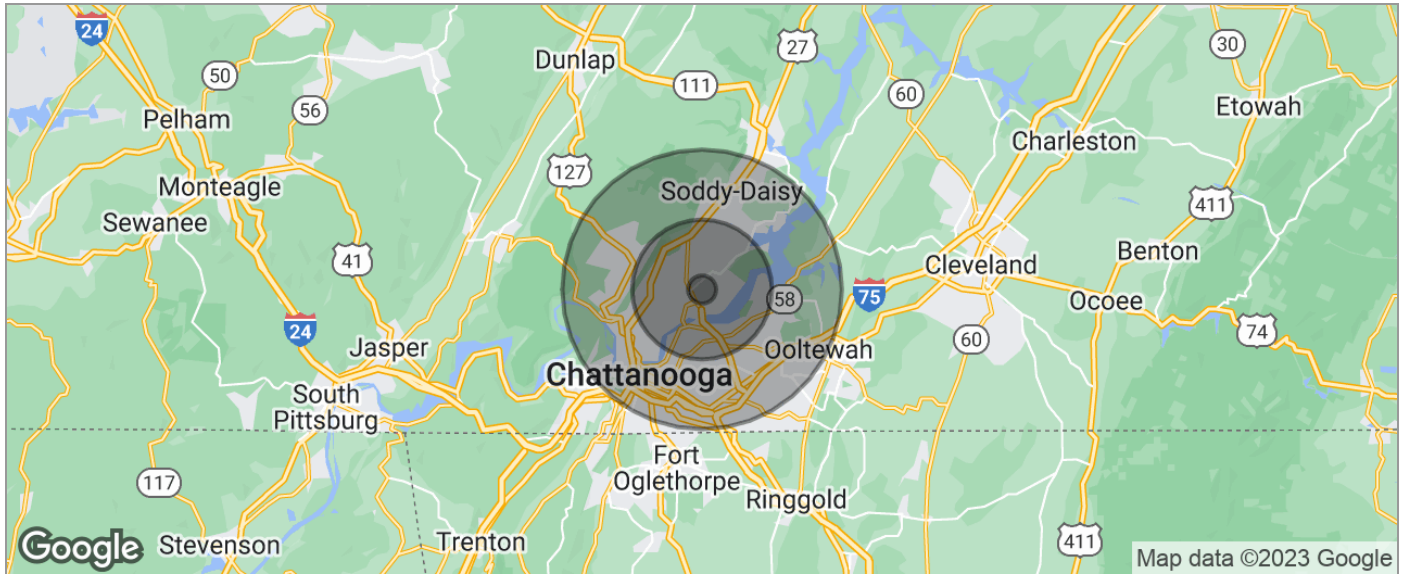
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,504	78,061	280,635
MEDIAN AGE	45.5	41.1	38.3
MEDIAN AGE (MALE)	44.0	39.2	37.0
MEDIAN AGE (FEMALE)	46.4	43.0	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,100	33,013	117,886
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$91,040	\$65,462	\$59,490
AVERAGE HOUSE VALUE	\$224,645	\$160,840	\$186,762
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.6%	79.3%	71.1%
% BLACK	3.2%	16.4%	24.3%
% ASIAN	2.2%	1.9%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.1%	0.9%	1.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.2%	3.2%	4.0%

* Demographic data derived from 2020 ACS - US Census

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Chattanooga exceeds business investment goals

By Mike Pare

Thursday, August 21, 2014



Ground work continues on Plastic Omnium, the latest company building at the Enterprise South industrial park.

Photo by [Dan Henry](#).

With 10 months left in its jobs campaign, Chattanooga economic developers have raced past three of four goals in their four-year initiative, officials said Wednesday.

Aided by Volkswagen's announcement last month to plow \$600 million into the city to build a new vehicle at its plant and hire 2,000 more workers, the Chattanooga Area Chamber of Commerce has blown by its targets for direct jobs, new payroll and capital investment.

Ron Harr, the Chamber's chief executive, said the total jobs goal is expected to be reached by the end of the Can Do campaign in mid-2015. He said the total jobs goal is only 368 jobs short of its 15,121 target.

"For the first time in the Chamber's history, we'll meet all the job creation goals," said Harr, who is resigning in October.

He told about 1,100 people at the business group's annual meeting that the Chamber wants to "push above the goals as much as possible."

The most recent campaign, funded by \$9.2 million in private, foundation and city and Hamilton County money, started in mid-2011.

Since the trough of the recession in 2009, metropolitan Chattanooga has added 16,000 jobs, according to the U.S. Bureau of Labor Statistics. However, Chattanooga's seasonally adjusted employment last month was still 6,200 jobs below the jobs peak reached in the summer of 2007 prior to the Great Recession.

Bill Kilbride, the former Mohawk Industries executive already tapped to replace Harr, unveiled plans for the next jobs-creation effort and efforts to start raising money to finance it.

He said the campaign's co-chairmen are Harold DePriest, who heads EPB; Mitch Patel, CEO of Vision Hospitality Group; First Tennessee Bank market president Keith Sanford; and Unum Group Executive Tom White.

Kilbride said that spurring more economic growth and providing value to Chamber members are on his agenda. With VW's expansion, there's an opportunity to grow the automotive supply chain, he said.

Also, he mentioned wooing more office operations and entrepreneurial ventures.

In addition, he cited the Thrive 2055 16-county, long-range planning initiative the Chamber is overseeing, and he talked about cooperation across the region.

U.S. Sen. Bob Corker, R-Tenn., who addressed the Chamber group, recalled that the city was known as the "Dynamo of Dixie" but had lost its luster a generation or so ago. He said the city had lost its vision.

But Chattanooga Venture and the Vision 2000 planning effort were kicked off, leading to the Tennessee Aquarium, the Riverwalk and Southside redevelopment, Corker said.

He said that landing the VW plant in 2008 was "the exclamation point of a vision" started in 1986.

However, Corker said, the nation as a whole isn't experiencing the strides that Chattanooga has undergone.

CAN DO GOALS

* **Direct jobs:** 5,000 goal, 6,631 so far

* **New Payroll:** \$427 million goal, \$705 million so far

* **Capital investment:** \$500 million goal, \$847 million so far

* **Total jobs:** 15,121 goal, 14,753 so far

Source: Chattanooga Area Chamber of Commerce

Major investments in past three years

1. Volkswagen expansion in Chattanooga, \$600 million

2. GE Roper expansion in Lafayette, Ga., \$88 million

3. Plastic Omnium plant in Chattanooga, \$70 million

4. Chattanooga Coca-Cola Bottling Co., plant in Chattanooga, \$62 million

5. Audia International in Walker County, Ga., \$50 million

Source: Chattanooga Area Chamber of Commerce

"I candidly believe our nation needs a revitalization," he said. "More than ever, our nation needs a vision. Without vision, people bicker ... We don't reach our potential."

Corker said he's hopeful the country rises to the challenge, rallies around a new president and makes hard choices related to issues such as spending.

"The greatest threat to us today is generational theft," he said, noting that political leaders make "future generations pay for our excesses."

Contact Mike Pare at mpare@timesfreepress.com or 423-757-6318.



I came over to KW Commercial with ten years of brokerage, acquisitions, financial and market analysis to my clients. These credentials and training allow me to provide a full spectrum of commercial and investment related services including contract & lease writing, contract & leasing negotiations, due diligence performance, developing marketing proposals & promotions plans, demographic studies & economic reports, investment analyses, market value determinations, location advisories & incentives, rezoning processes, 1031 exchanges, and alternative financing. My financial and real estate market savvy provides my clients the best properties which fit their business and investment objectives.

Before being recruited to KW Commercial, I spent several years at the The Raines Group. I had many responsibilities from contract negotiations with KOL's regarding long term tenant agreements, developing relationships with companies and investors both regionally and nationally, and establishing marketing campaigns. As a property manager, I lead tenant relations and management of multiple commercial properties. I worked with annual budgets of \$1.1 million and successfully coordinated execution of multiple high value property build outs and upgrades. As a sales agent, I generated \$15 million in sales revenue and was top commission agent at least one quarter each year. In addition, I executed a plan to acquire local and regional banks REO properties for listings as well as property management.

As the Commercial Sales Director to Real Estate Partners, LLC, the leading downtown Chattanooga real estate agency, I was responsible for providing real estate investment sales, financing, research and advisory services. Here I utilized a nationwide network of agents to build on my commercial buying and selling experience throughout the growing area. I was able to exercise national, regional and local perspectives. I specialized in marketing and leasing or condo sales of the commercial spaces for mixed use developments in renewal communities and downtown. I maintained a 95% Closing Ratio and drew 75% of business based on referrals.

Between 2000 and 2003, I was the owner and business administrator of my own firm, and expanded my reach in creating a network within my goals. In 2003, I began buying, renovating, and selling investment properties. My interests began to expand, and thus my position required a larger amount of expertise. By 2005, I earned my commercial real estate affiliate broker's license. I am now working at acquiring my CCIM (Certified Commercial Investment Member) designation.

Through my experience, I have become a knowledgeable resource for financing, contractors, architects, surveyors, environmental assessments, regional planning agency codes, permits, and zoning laws. Other needed knowledge relates to renewal community programs, local and state grants, incentives for small businesses and manufacturing, and tax incentive programs for growing areas. My clients are represented from places as far West as California and as far North as New York. Some of my notable clients are: Whitewall Properties, LPL Financial Services, Chattanooga Labeling Systems, Cricket, Golden Flack Snack Foods, Windsor-Aughtry Company, FMCP, Arcus, FPO Solutions, Henkels,, Payscape, Chattanooga Neighborhood Enterprise, Kankus, Team One Transport, Open Arms Care Corporation, Blaine Construction, Precision Tune franchises, Supercuts, Walk2Campus, Lift 1428, Transco, Mueller, Park Enterprises, Pannell Inc, Franklin Strickland Funeral Homes, American Bicycle Group, and Evergreen. Since my time with KW I have been awarded the Shooting Star which awards the agent who brings in the highest GCI from another company. Also I have recently been named as one of the Top 5 Keller Williams Commercial agents and Top 20 Overall agents in the SE Region. I remain in the top 20% for all agents residential and commercial in the Keller Williams agency. I am confident I could be as asset if this is a route you choose to pursue.

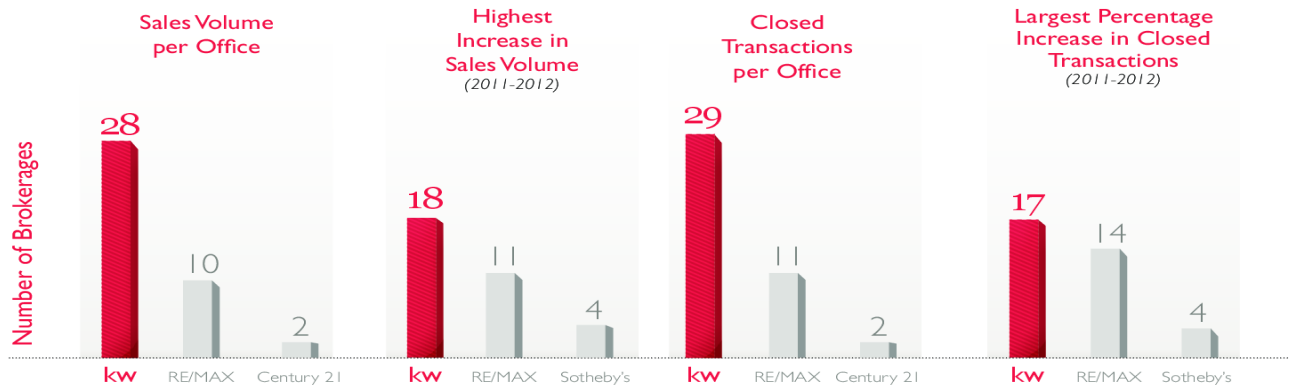


DOMINATES the 2013 REAL Trends 500

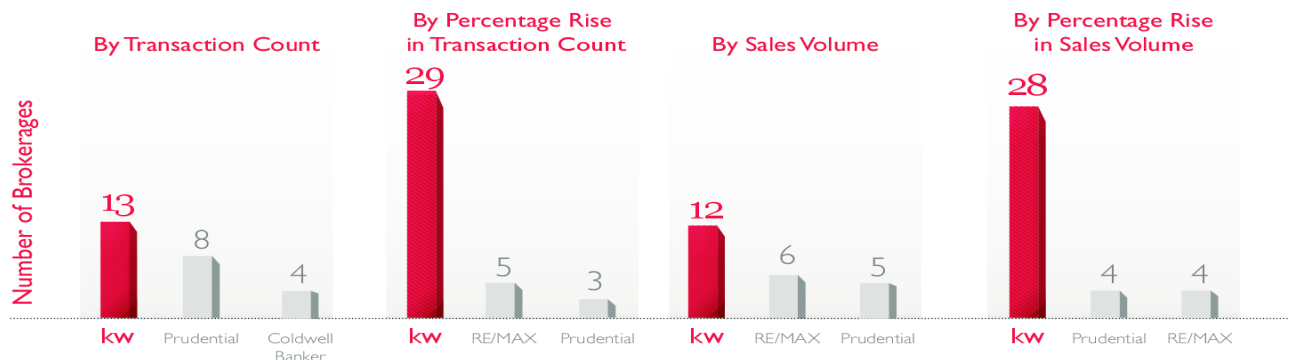
In 2012, Keller Williams Realty's top brokerages sold more real estate than any other franchise's brokerages according to the REAL Trends 500. Of the Top 500 real estate brokerages in the United States, Keller Williams Realty offices significantly outpaced the industry in both sales volume per office and transactions per office.

KW brokerages appeared in the Top 50 more than any other brand, making KW

No. 1 in:



Top 50 Brokerages with Highest Increases During the Real Estate Market Downturn (2008-2012)



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REAL Trends 500 is an annual industry ranking published by REAL Trends, Inc., a leading source of analysis and information on the residential brokerage and housing industry, and ranks the top 500 brokerages in the United States by sales and volume.

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