



FOR LEASE

35' CLEAR HEIGHT

50'

50'

**NEW - CLASS "A"
INDUSTRIAL DEVELOPMENT
50,000 - 100,000 SF**

I-75

SPRING BRANCH INDUSTRIAL PARK

**I-75 VISIBILITY - EXIT 20 ACCESS
13.15 ACRES
MANUFACTURING / WAREHOUSING**

4550 CHEROKEE GTWY BLVD SW, MCDONALD, TN

**FOR MORE INFORMATION: SIM WILSON
PHONE: O 423-498-2800 C 423-336-1086
EMAIL: SIM.WILSON@WILSON-STEELE.COM**

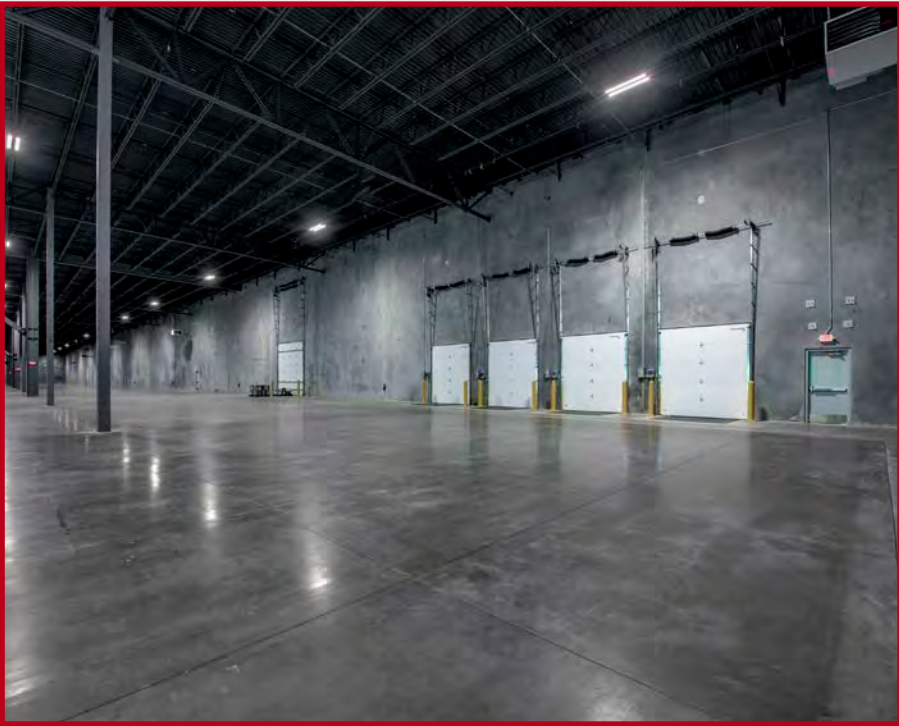
PROPERTY DESCRIPTION

WILSON STEELE COMMERCIAL REAL ESTATE GROUP, LLC ("WILSON STEELE"), HAS BEEN EXCLUSIVELY ENGAGED AS LEASING REPRESENTATIVE FOR 4550 GATEWAY BLVD SW LOCATED IN THE IMPRESSIVE SPRING BRANCH INDUSTRIAL PARK, CURRENT HOME TO IMPRESSIVE MANUFACTURERS SK FOODS, CLEVELAND CLIFFS AND AMAERO INC. LOCATED WITHIN THE FAST GROWING CHATTANOOGA-CLEVELAND-DALTON CSA, THE PROPERTY IS A 99,000 SQUARE FOOT, TILT WALL, NEW CONSTRUCTION, SINGLE OR MULTI TENANT (DEMISABLE TO 50,000 SF), FEATURING 34'-38' CLEAR HEIGHTS, ESFR FIRE SUPPRESSION SYSTEM, 6" REINFORCED SLAB, EIGHT (8) DOCK DOORS WITH HYDRAULIC LEVELERS AND TWO (2) DRIVE IN DOORS. THE PROPERTY IS LOCATED ON 13.15 AC OF LAND IMMEDIATELY ADJACENT TO I-75 WITH EXCELLENT INTERSTATE VISIBILITY. 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.



PROPERTY SPECIFICATIONS

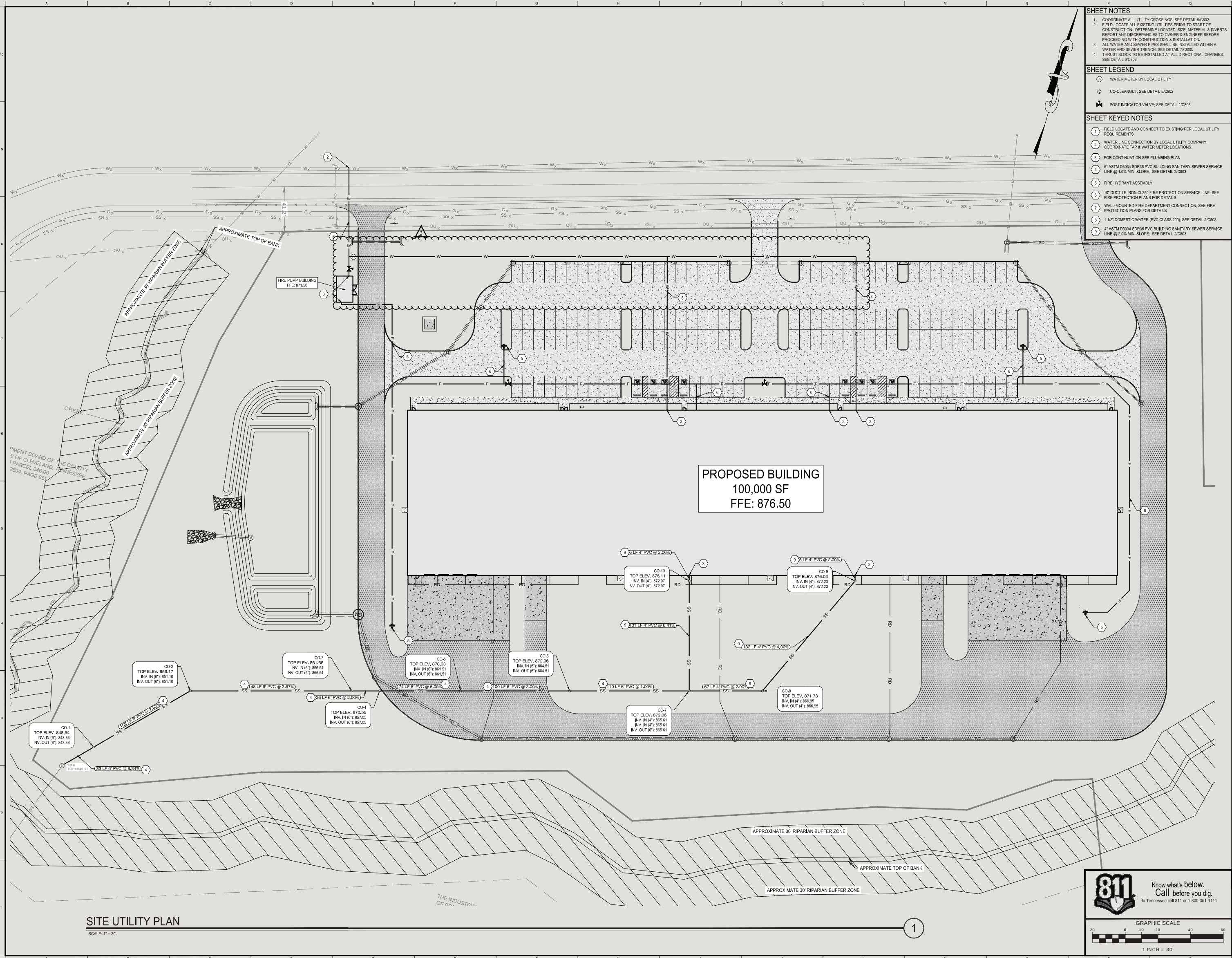
LOT SIZE:	13.15 ACRES
BUILDING SIZE:	APPROXIMATELY +/- 100,000
	DEMISABLE TO 50,000 SF
COLUMN SPACING:	50' X 50' BAYS
PARKING:	120 SPACES
ZONING:	IL
EXTERIOR WALLS:	TILT UP CONCRETE PANELS
ROOF:	TPO - 60ML
CEILING HEIGHT:	BACK - 34'
	FRONT - 38'
DOCK DOORS:	8 - 9'X10' DOCK DOORS
DRIVE-IN DOORS:	2 - 14'X14' DRIVE IN DOORS
FIRE SUPPRESSION:	ESFR - THREE (3) ZONES
HEAT:	6 GAS OVERHEAD HEATERS
FLOOR:	6" CONCRETE
LIGHTING:	LED HIGH BAY LIGHTING IN WAREHOUSE
	LED WALL PACK EXTERIOR LIGHTING
	LED POLE LIGHTING IN PARKING AREA
ELECTRICAL:	SEE PLANS
FIRE ALARM:	SEE PLANS
RENTAL RATE:	\$9.75 PSF NNN
ESTIMATED OPEX:	\$1.39 PSF





FLOOR PLANS

50,000 - 100,000 SF



- SHEET NOTES**
 - COORDINATE ALL UTILITY CROSSINGS. SEE DETAIL 6C602.
 - FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. DETERMINE LOCATED, SIZE, MATERIAL & INVERT. REPORT ANY DISCREPANCIES TO OWNER & ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION & INSTALLATION.
 - ALL WATER AND SEWER PIPES SHALL BE INSTALLED WITHIN A WATER AND SEWER TRENCH. SEE DETAIL 7C600.
 - THURST BLOCK TO BE INSTALLED AT ALL DIRECTIONAL CHANGES. SEE DETAIL 6C602.
- SHEET LEGEND**
 - WATER METER BY LOCAL UTILITY
 - CO-CLEANOUT. SEE DETAIL 9C602
 - POST INDICATOR VALVE. SEE DETAIL 10C603
- SHEET KEYED NOTES**
 - FIELD LOCATE AND CONNECT TO EXISTING PER LOCAL UTILITY REQUIREMENTS.
 - WATER LINE CONNECTION BY LOCAL UTILITY COMPANY. COORDINATE TAP & WATER METER LOCATIONS.
 - FOR CONTRADICTION SEE PLUMBING PLAN
 - ASTM D3034 SDR35 PVC BUILDING SANITARY SEWER SERVICE (LINE @ 1.0% MIN. SLOPE. SEE DETAIL 3C603)
 - FIRE HYDRANT ASSEMBLY
 - 1\"/>

MBI
ENGINEER
MBI COMPANY INC.
200 N. VESPERDALE ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-4000
FAX: (865) 584-5213
WEB: www.mbiengineers.com
CONSULTANT
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KNOXVILLE, TN 37919
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FAX: (865) 584-5213
WEB: www.mbiengineers.com

COMPONENT MBI COMPANY INC.
THE DESIGN PROFESSIONAL, ENGINEER AND ALL REPRESENTATIVES OF MBI COMPANY INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT INFORMATION

PROJECT: SPRING BRANCH LOT 3 SPEC BUILDING
PROJECT ADDRESS: OVERLOOK GATEWAY BLVD
KNOXVILLE, TN 37923
PROJECT NO.: 241099
NOTES:

NO.	DATE	DESCRIPTION
01	03/03/2025	CHG COMMENTS
02	04/23/2025	REV 3

ACTIVE DESIGN PHASE

☒	FOR REVIEW ONLY
☐	FOR PERMITTING ONLY
☐	SCHEMATIC DESIGN
☐	DESIGN DEVELOPMENT
☐	CONSTRUCTION BEGING
☐	CONSTRUCTION DOCUMENTS

REVISION INFORMATION

NO.	DATE	DESCRIPTION
01	03/03/2025	CHG COMMENTS
02	04/23/2025	REV 3

KEY PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHEET INFORMATION

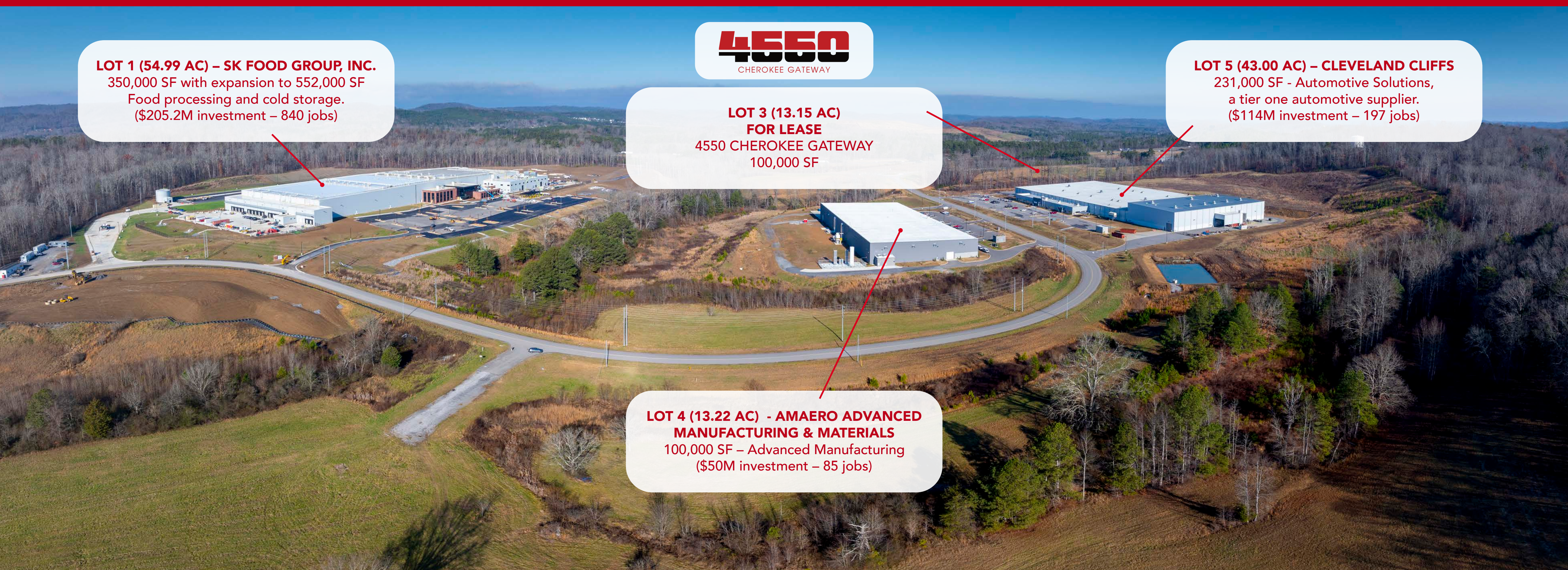
SHEET ISSUED:	03/03/25
DESIGNED BY:	ASG
DRAWN BY:	ASG
REVIEWED BY:	CAT
SHEET TITLE:	

SITE UTILITY PLAN

SHEET NO.: C600

SPRING BRANCH INDUSTRIAL PARK

THE SPRING BRANCH INDUSTRIAL PARK IS A 330 AC INDUSTRIAL PARK, LOCATED THIRTY MINUTES NORTH OF DOWNTOWN CHATTANOOGA ALONG INTERSTATE 75 IN THE SOUTHEAST QUADRANT OF EXIT 20. THE SITE IS ACCESSED FROM 4-LANE US 64/74 VIA GRADE SEPARATED INTERCHANGE 1/2 MILE EAST OF EXIT 20. ROADWAY AND UTILITY INFRASTRUCTURE, INCLUDING WATER, SEWER, ELECTRIC, NATURAL GAS, FIBER AND A 600,000 GALLON WATER STORAGE RESERVOIR.



LOT 1 (54.99 AC) – SK FOOD GROUP, INC.
350,000 SF with expansion to 552,000 SF
Food processing and cold storage.
(\$205.2M investment – 840 jobs)

4550
CHEROKEE GATEWAY

**LOT 3 (13.15 AC)
FOR LEASE**
4550 CHEROKEE GATEWAY
100,000 SF

LOT 5 (43.00 AC) – CLEVELAND CLIFFS
231,000 SF - Automotive Solutions,
a tier one automotive supplier.
(\$114M investment – 197 jobs)

**LOT 4 (13.22 AC) - AMAERO ADVANCED
MANUFACTURING & MATERIALS**
100,000 SF – Advanced Manufacturing
(\$50M investment – 85 jobs)



CLEVELAND TENNESSEE OVERVIEW

SUBMARKET OVERVIEW

The Cleveland/Bradley County area in southeast Tennessee is known as a friendly, mid-sized city that offers great career opportunities and a variety of living choices. Within close proximity to Nashville, Chattanooga and Atlanta, the area boasts abundant access to outdoor activities like whitewater rafting, hiking and trout fishing; and organized sports for adults and children. Area growth has been propelled over the past 10 years by a low cost of living and strong cooperation among local government, business and education, resulting in more than \$3.7 billion in new investment that created over 3,400 jobs.

INDUSTRY SNAPSHOT

Cleveland was recently named the fifth-best metro area in the U.S. for work in manufacturing, according to SmartAsset’s 2021 ranking. Bradley County is home to 12 Fortune 500 companies and over 130 industries. Education and industry are partnering to create the PIE Center (Partnerships in Industry and Education). Recently opened, the career center will provide technical training and apprenticeships for students in a shared space with local companies and nonprofits. Cleveland, TN largest employment sector is Manufacturing, employing 8,632 workers, followed by Administrative and Support and Waste Management and Remediation Services (6,219 workers) and Retail Trade (5,394).

ECONOMIC OUTLOOK

Over the next 10 years, the fastest growing occupation group in Cleveland/Bradley County, Tennessee is expected to be Healthcare Support Occupations with a +2.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Transportation and Material Moving Occupations (+903 jobs) and Food Preparation and Serving Related Occupations (+620). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Transportation and Material Moving Occupations (9,991 jobs) and Food Preparation and Serving Related Occupations (7,240).

TOP EMPLOYERS

COMPANY	EMPLOYMENT	COMPANY	EMPLOYMENT
Whirlpool Corporation, Cleveland Division	1600	Bradley County Government (includes law enforcement and corrections)	620
Bradley County Schools (includes cafeteria)	1160	Mars Chocolate North America	575
Peyton’s Southeastern	1157	Lee University	501
Vitruvian Health	1100	Family Resource Agency	483
Jackson Furniture	894	Life Care Centers of America	450
Amazon	790	Eaton Electrical	413
Cleveland City Schools	745	Olin Corporation	340
WACKER Polysilicon	723	City of Cleveland (not including seasonal part-time)	340
Walmart (two stores)	640	Renfro Corporation	336

MANUFACTURING SPOTLIGHT

Employment: 8,632 / Regional Employment: 12,556,691 in the nation

Wages: \$57,178 / Avg Wages per Worker: \$70,435 in the nation

Whirlpool

JACKSON FURNITURE

amazon

SEAL OF THE COUNTY OF BRADLEY, TN

WACKER

Vitruvian Health

AMAERO

BRADLEY COUNTY SCHOOLS

LEE UNIVERSITY

CLEVELAND CITY SCHOOLS

Walmart

MARS

CLEVELAND TENNESSEE

EATON

Peyton's SOUTHEASTERN

Life Care Center

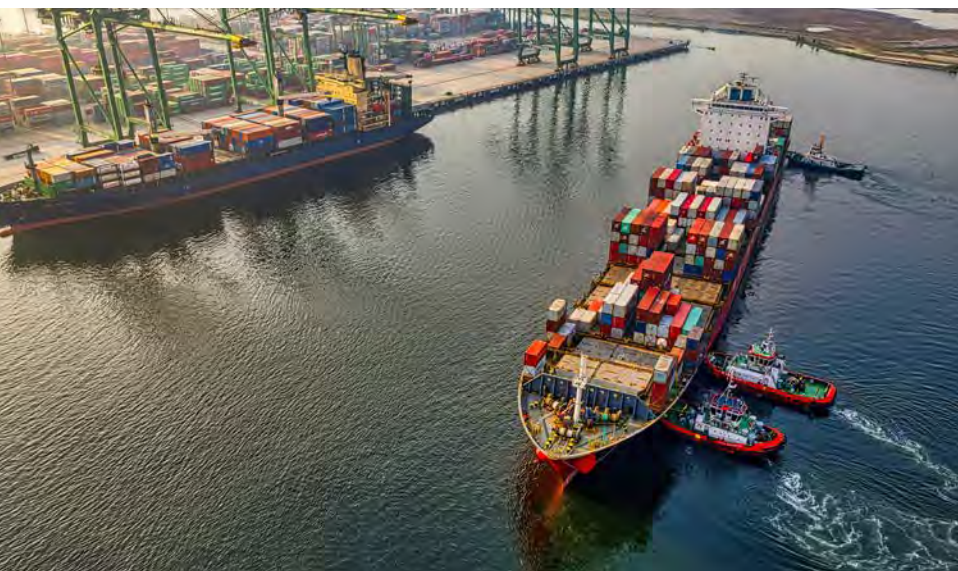
Renfro Brands

SK FOOD GROUP

family RESOURCE AGENCY

olin

INFRASTRUCTURE



AIRPORT

Cleveland Regional Jetport - 251 Dry Valley Rd NE.
General aviation airport featuring a 5,500-foot runway and an 8,000-squarefoot terminal. Able to handle corporate fleet aircraft, the jetport is convenient to Cleveland, Athens, Chattanooga and surrounding areas. Chattanooga Airport (Lovell Field) - 1001 Airport Rd
Single concourse, five gates total with non-step destinations to Atlanta, Charlotte, Chicago, Detroit, Washington D.C. New York/Newark, Orlando & Tampa
500K Annual Boarding Counts

HIGHWAYS

Interstate 75, U.S. Highways 11 and 64, State Routes 60, 74, 40, 308 and 306.
Cleveland/Bradley County is also within an hour's drive of Interstates 59, 24 and 40.

PORT

The Port of Savannah, 377 miles from 4550 Cherokee Gateway, is the largest single-terminal container facility of its kind in North America. The port is comprised of two modern deep-water terminals, Garden City and Ocean Terminals. Garden City is the fourth busiest container facility in the US, encompassing 1,200 hundred acres.

RAIL

CSX to the Appalachian Regional Port (www.gaports.com/our-port/), located 26 miles from 4550 Cherokee Gateway and a joint effort of the state of Georgia, Murray County GA, the Georgia Ports Authority and CSX Transportation. This inland rail terminal is a direct gateway to global markets through existing the Port of Savannah and other southeastern port destinations.

TELEPHONE SERVICE

Local telephone service is provided by AT&T at 888-757-6500 or by Charter Spectrum (where available) by calling 833-694-9256. Local vendors for services are available via Chamber membership directory at www.clevelandchamber.com.

UTILITIES

POWER: Cleveland Utilities Ocoee Utility District Volunteer Energy Savannah Valley Utility District
WATER: Cleveland Utilities; Calhoun-Charleston Utility District
GAS: Chattanooga Gas Co.

REGIONAL CONNECTIVITY



4550
CHEROKEE GATEWAY

11 MILLION CONSUMERS
WITHIN A 3-HOUR DRIVE OF
CHATTANOOGA/CLEVELAND,
ENCOMPASSING THE CITIES SHOWN.

NASHVILLE

Metro Population: 2.1M
2023 Population Growth: 0.80%
143 Miles – 2 Hrs, 30 Min Drive

KNOXVILLE

Metro Population: 800K
2023 Population Growth: 1.70%
102 Miles – 1 Hr, 30 Min Drive

HUNTSVILLE

Metro Population: 400K
2023 Population Growth: 1.80%
114 Miles – 1 Hr, 50 Min Drive

CHATTANOOGA

Metro Population: 430K
2023 Population Growth: 0.94%
28 Miles – 34 Min Drive

BIRMINGHAM

Metro Population: 860K
2023 Population Growth: 0.80%
158 Miles – 2 Hrs, 10 Min Drive

ATLANTA

Metro Population: 6.3M
2023 Population Growth: 1.55%
117 Miles – 1 Hr, 40 Min Drive



FOR MORE INFORMATION:

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