

300 West 28th Street CHATTANOOGA, TN



PROPERTY OVERVIEW

Executive Summary

Rise Partners is pleased to announce the opportunity to acquire 300 West 28th Street ("subject property"), an infill industrial gem located in the South Broad District of Chattanooga. The subject property sits on nearly 4.53 acres of Heavy Industrial(I-H) zoned land and is comprised of two buildings totaling roughly 77,000SF. Directly across Broad Street, construction is underway on the future Chattanooga Lookouts mixed-use ball park with a scheduled delivery of Spring 2026 with office, retail and residential planned.

➤ Building 1 (65,980 SF)

- 11 Drive-in Doors
- 2 Dock Doors (1 oversized)
- Heavy Power (10,000 amps)
- ~10,000 SF of Office
- 56,980 SF of Warehouse
 - ~26,000 SF with 100' Clearspan
 - ~18,000 SF with 75' Clearspan on front and 100' at rear
 - ~12,000 SF with 55' Clearspan
- Fully Spinklered

➤ Building 2 (11,200 SF)

- 2 Drive in Doors
- Dry Storage
- No Power/Water to building

➤ Built: 1984 with additions in 2005/2011

➤ Parcel No.:155C L 001.01

➤ Lot Size : 4.53 Acres

➤ Zoning: I-H (Heavy Industrial)

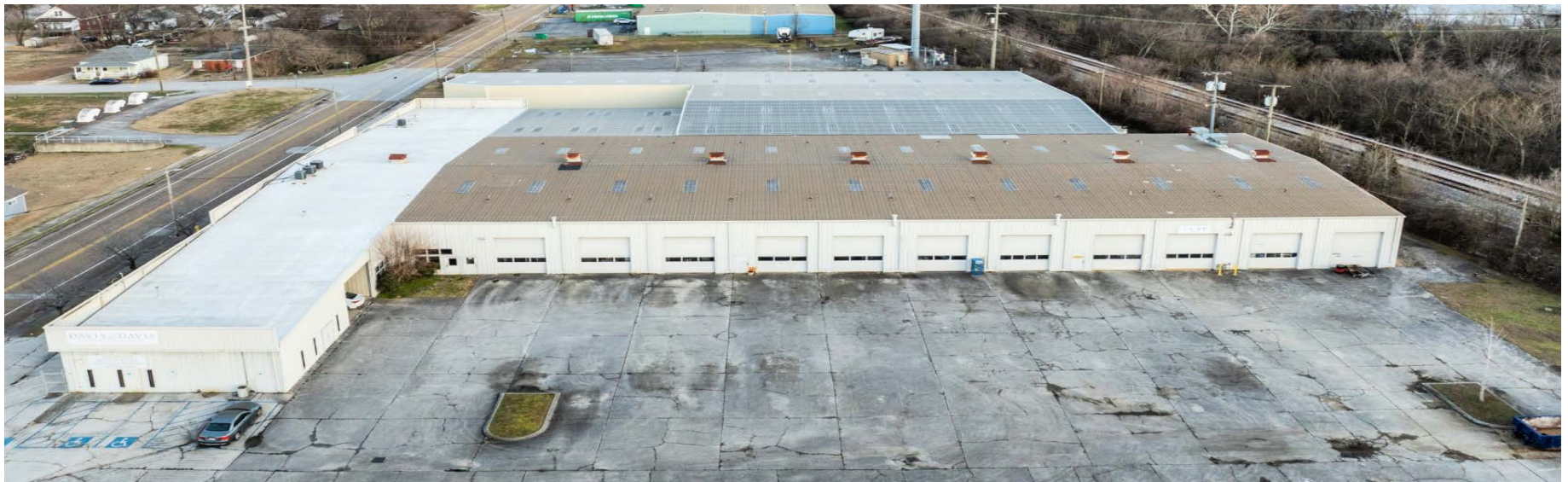


LOCATION OVERVIEW

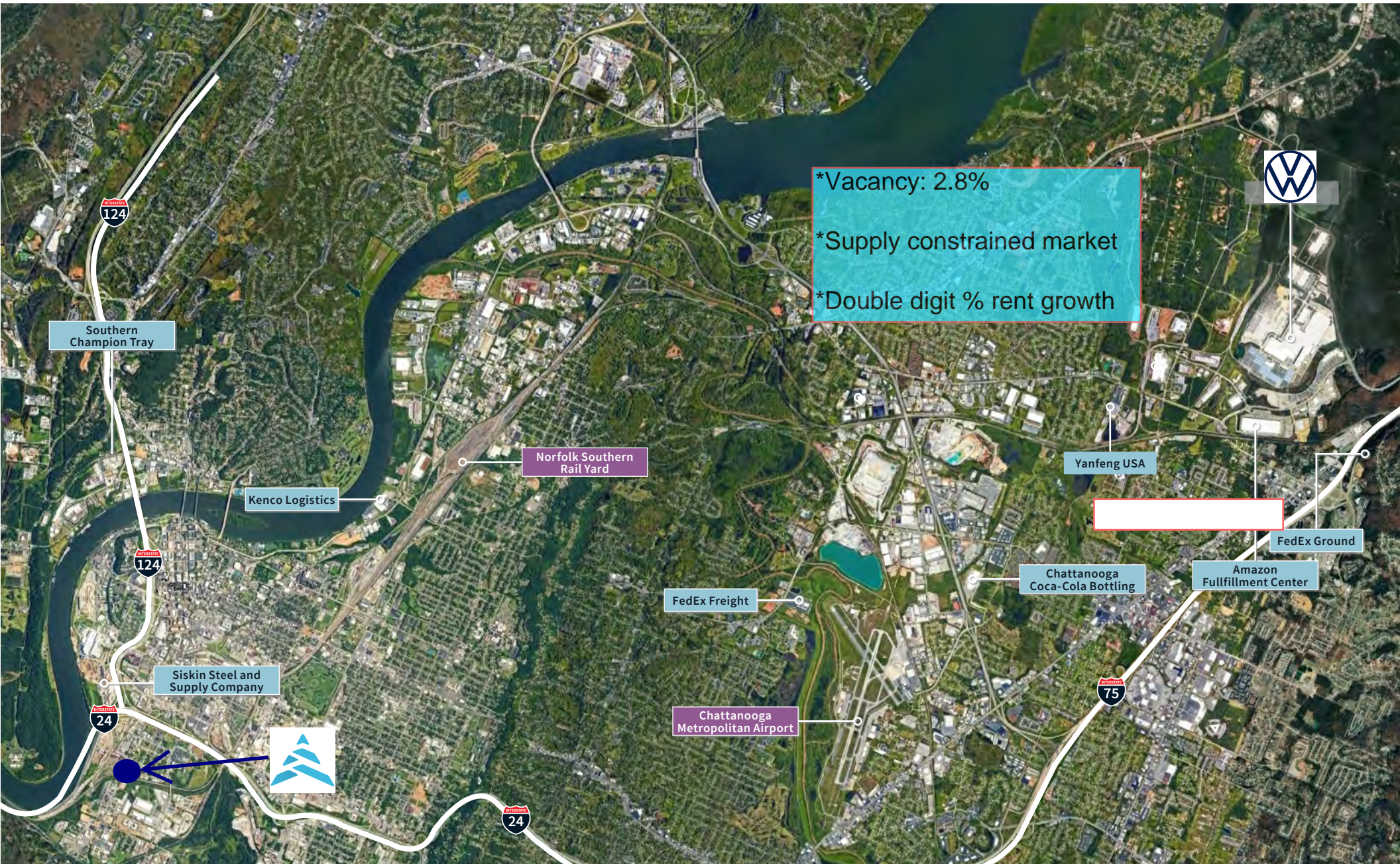
TRANSPORTATION MAP



The Chattanooga region is a 16-county, three state area that is home to more than one million people. The area, a more than a \$45 billion economy, is home to large corporate companies such as Volkswagen, Gestamp, Novonix, Blue Cross Blue Shield, Amazon, Duracell, Coca-Cola, Unum, Kenco Logistics, Mars Chocolate, and more.



MARKET OVERVIEW



OFFICE



WAREHOUSE



WAREHOUSE



WAREHOUSE



PROPERTY AERIAL



Notable Developments

Future Lookouts Stadium Mixed Use (est.2026 Completion)

(Across the street from subject property)

Located near the banks of the Tennessee River the new Chattanooga Lookouts mixed-use ballpark is a transformative project under construction in the South Broad District of Chattanooga, Tennessee. Set to open in April 2026, the stadium will serve as the future home of the Double-A Chattanooga Lookouts and anchor a broader redevelopment of the historic U.S. Pipe and Wheland Foundry site.

The first phase will attract over \$300 million in private investment to build multi-family residential buildings with hundreds of units, a class-A office building, and a multi-use outdoor entertainment venue (stadium). The new stadium is expected to spur \$1 billion in new investment and \$2.3 billion in economic impact.

This redevelopment will preserve and reuse many of the historic buildings on the site, creating an iconic gateway feature as visitors enter Chattanooga from the west on Interstate 24. The initial massive investment is expected to attract secondary investment to the South Broad District in general, and to the Southside Gardens neighborhood in particular.



THE BEND

(2 miles from subject property)

A 110 Acre mixed-use community located on the Tennessee River across from historic Moccasin Bend and in close proximity to the subject property. Construction commenced on the project in April of 2024.

The Bend will feature in the core commercial area more than 300,000 SF of retail and entertainment space, 700,000+ SF of office, 450+ upmarket residential units, more than 250 hotel rooms and 300 marina slips.



WESTSIDE COMMUNITY EVOLVES

(1.6 miles from subject property)

The Westside Evolves' billion dollar plan lays out an ambitious 10+-year road map for equitable, sustainable, and holistic revitalization of the community and the families who live here. Plans include new and diverse housing, live/work opportunities and open spaces. The 127-acre neighborhood sits between downtown and the future Bend development.

The project will replace 629 restricted low-income public housing units with 3,111 new mixed-income units. Westside Evolves also proposes 138,000 square feet of ground floor retail and services, including cafes, a grocery store, live-work incubator spaces, expanded Headstart, and artist studios.



WHY CHATTANOOGA?



WITH THE FASTEST INTERNET IN THE WORLD, 19.7% EMPLOYMENT GROWTH SINCE 2010 , AND THE WINNER OF "BEST OUTDOOR CITY" TWICE, THERE'S A REASON SO MANY ARE CALLING CHATTNOOGA HOME FOR THEMSELVES AND THEIR BUSINESSES.





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