



18,048 SF INDUSTRIAL / FLEX SPACE



FOR LEASE OR SALE

106

INDUSTRIAL PARK DRIVE
SODDY-DAISY, TN

CHATTANOOGA, TN
INDUSTRIAL SUBMARKET



ALLURE
CAPITAL MANAGEMENT



PROPERTY SPECIFICATIONS

INDUSTRIAL/FLEX AREA	18,048 RSF
DOCK-HIGH DOORS	2
DRIVE-IN DOORS	1
CLEAR HEIGHT	19'
SURFACE PARKING STALLS	30 (1.66 PARKING RATIO)
POWER	1000 AMP/3-PHASE PANEL
ZONING	M-1 (INDUSTRIAL DISTRICT)
LOT SIZE	1.01 ACRES (43,996 SF)

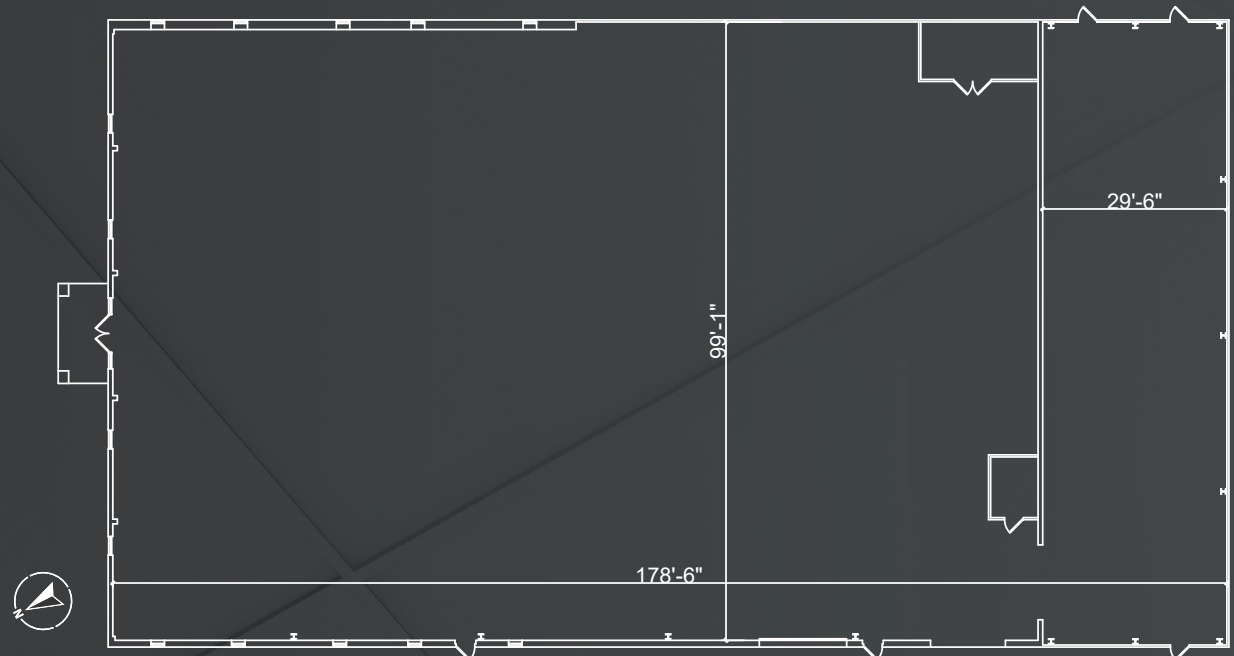
SALE DETAILS

SALE PRICE	\$2,800,000
SALE PRICE (\$/SF)	\$155.00/SF
SALE TYPE	CORPORATE/OWNER-USER

LEASING DETAILS

ASKING RATE (\$/SF/YEAR)	\$12.00/SF NNN
ASKING RATE (\$/MONTH)	\$18,048 NNN
EST OPERATING EXPENSES	\$1.10/SF + UTILITIES
UTILITIES	SEPARATELY METERED (TENANT RESPONSIBILITY)
LEASE TERM	THREE (3) YEARS +
LANDLORD CONCESSIONS	OFFERED ON A CASE-BY- CASE BASIS

FLOOR PLAN



OUTLYING HAMILTON COUNTY INDUSTRIAL SUBMARKET OVERVIEW

The Outlying Hamilton County industrial submarket continues to demonstrate resilience and growth, with a current vacancy rate of **4.5%**, reflecting a slight increase of **2.8%** over the past year. This growth rate remains notably lower than the broader Chattanooga market, which saw an increase of **0.9%** during the same period. Despite these figures, the submarket has seen substantial development, with **390,000 SF** of new space delivered and a healthy absorption rate of **170,000 SF**. Total availability, inclusive of sublease space, stands at **7.2%** of all inventory, showcasing a manageable level within the market.

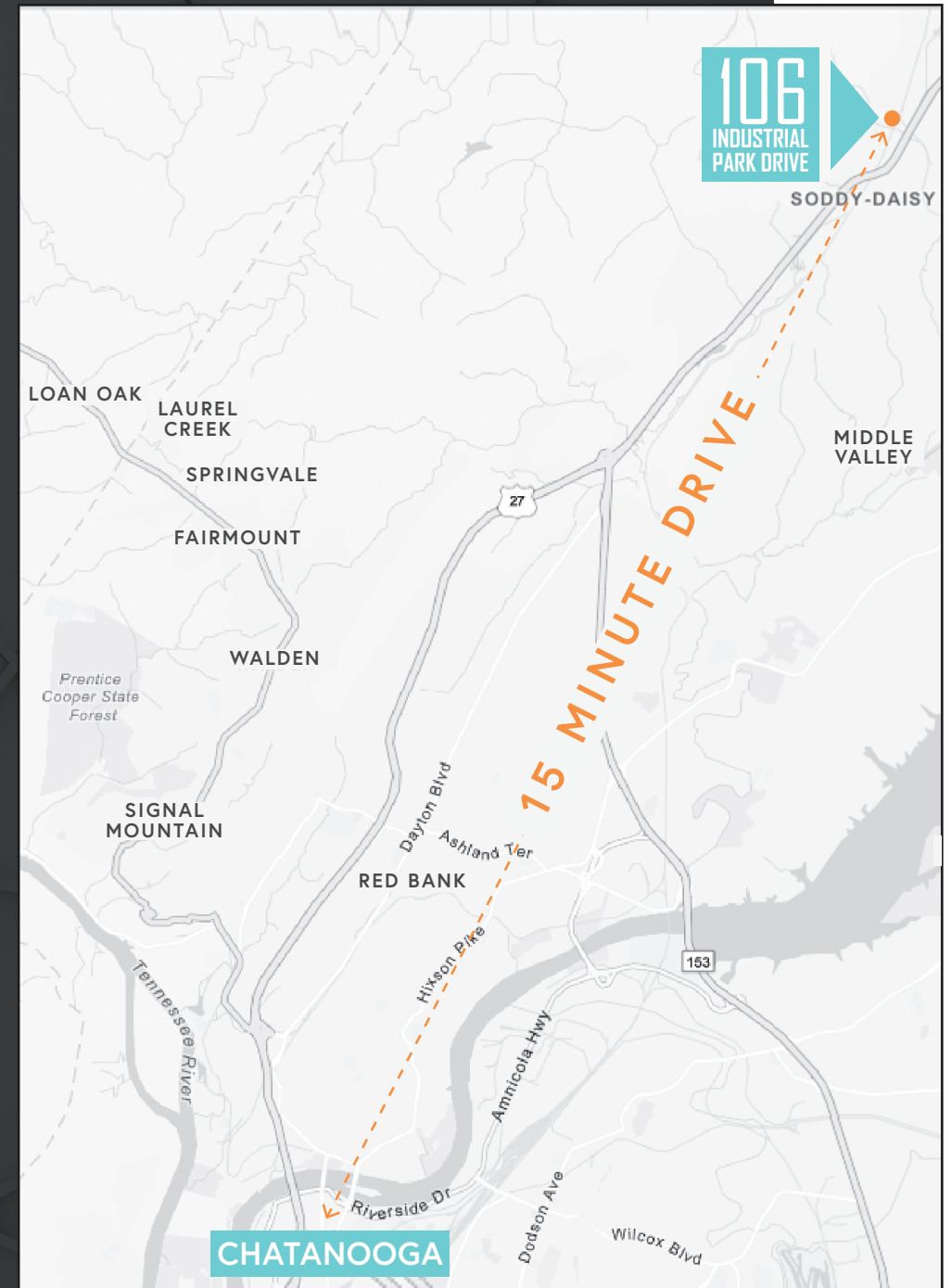
Specialized industrial space leads the submarket with **4.0 million SF**, followed closely by logistics facilities totaling **2.8 million SF**, and flexible space amounting to 820,000 SF. This diversity highlights the submarket's capacity to cater to various industrial needs effectively.

Rent prices have risen to approximately **\$9.80/SF**, marking a **4.7%** increase from the previous year and a cumulative **25.5%** increase over the past three years. This upward trend underscores the submarket's attractiveness and value, albeit higher relative to Chattanooga's average rent of **\$8.60/SF**.

Despite a pause in current construction activity, the net deliveries of the past 12 months represent the only new additions in the past three years, illustrating a stable and carefully managed growth trajectory.

In terms of investment, the submarket has seen **five sales** in the past year alone, contributing to a total of **31 sales** over the past three years amounting to approximately **\$49.9 million**. The market cap rate of **9.2%** for Outlying Hamilton County, while slightly above its trailing three-year average of **8.6%**, indicates sustained investor interest and confidence in the submarket's long-term potential.

Overall, the Outlying Hamilton County industrial submarket continues to evolve as a robust and attractive destination for industrial tenants and investors alike, supported by steady rental growth, strategic asset allocation, and a resilient market performance.



TRANSACTION GUIDELINES

The offering of 106 Industrial Park Drive is being conducted exclusively by Allure Capital Management. All questions and inquiries should be directed to the Allure Capital Management representatives. Allure Capital Management reserves the right to alter the Transaction Guidelines in their sole discretion. Allure Capital Management will be available to assist prospective investors to arrange on-site inspections, and to answer any questions related to information contained in this Offering Memorandum. The prospective buyer or tenant will be selected by the Seller/Lessor in its sole and absolute discretion based on a variety of factors including, but not limited to: Tenant Profile, Proposed Lease Rate and Necessary Leasing Costs, Purchase Price (if applicable), Timing of Due Diligence and Closing Periods/Lease Term, Source of Both Equity and Debt (if applicable) for the Transaction.

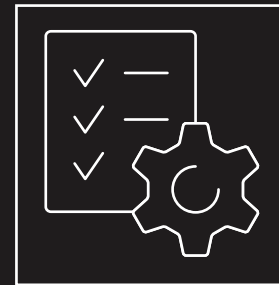


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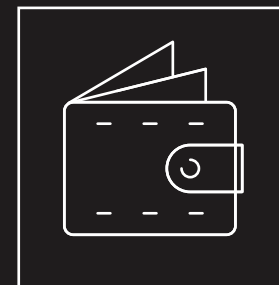
Purchase Price

2



Timing of Due Diligence & Closing Periods

3



Source of Both Equity & Debt (if applicable for the transaction)

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