

# NORTH RIVER COMMERCE CENTER

New Class A  
Industrial Development

**UP TO 190,392 SF AVAILABLE IMMEDIATELY**

4471 N. Access Rd.  
Chattanooga, TN



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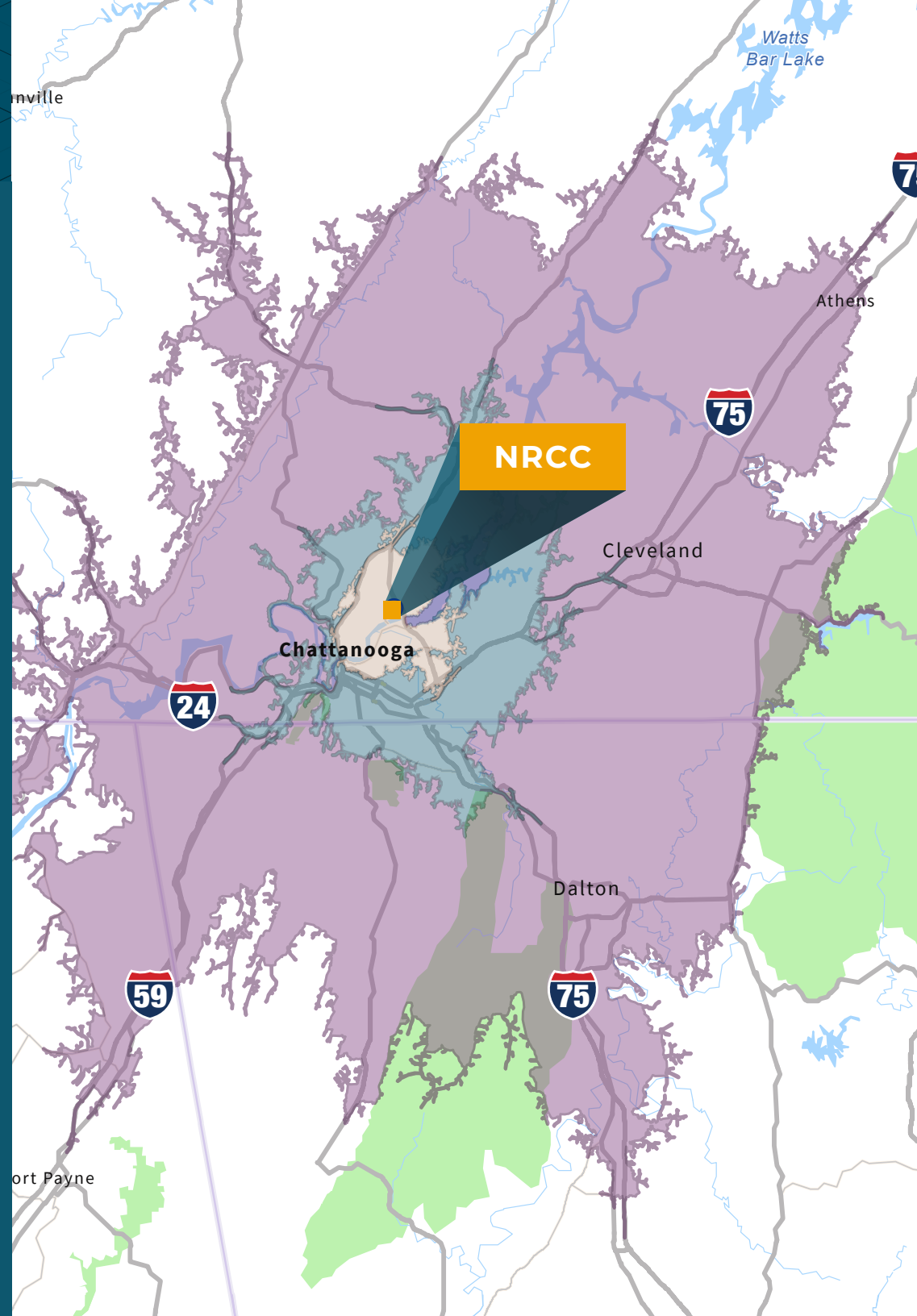
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# REGIONAL REACH

North River Commerce Center is a new Class A industrial development on 88.18 acres, consisting of two existing buildings, one build-to-suit opportunity and two additional outparcels with **up to 190,392 SF in building 200 available immediately.**

Located just 1.4 miles from Highway 153 and 9.4 miles from I-24, North River Commerce Center is well-positioned within the rapidly growing Chattanooga MSA, known as the “Gateway to the Southeast.” Proximity to the junction of three major interstates provides superior access to Atlanta, Nashville, Birmingham, Knoxville, and the greater Midwest. From this location, 15.5 million consumers can be reached within a 3-hour drive.

DRIVE TIME	15 MINUTES	30 MINUTES	60 MINUTES
Total Population (2023)	108,130	413,520	928,068
% Increase Since 2010	6.91%	11.26%	8.21%
Civilian Labor Force	54,843	200,607	425,175
Average Household Income	\$100,132	\$103,414	\$93,329
% Pop with Bachelor's Degree	24.90%	23.30%	17.70%





# Building Park

## Site Plan



Building Park



Building 200

# Building 200

Available  
(will subdivide)

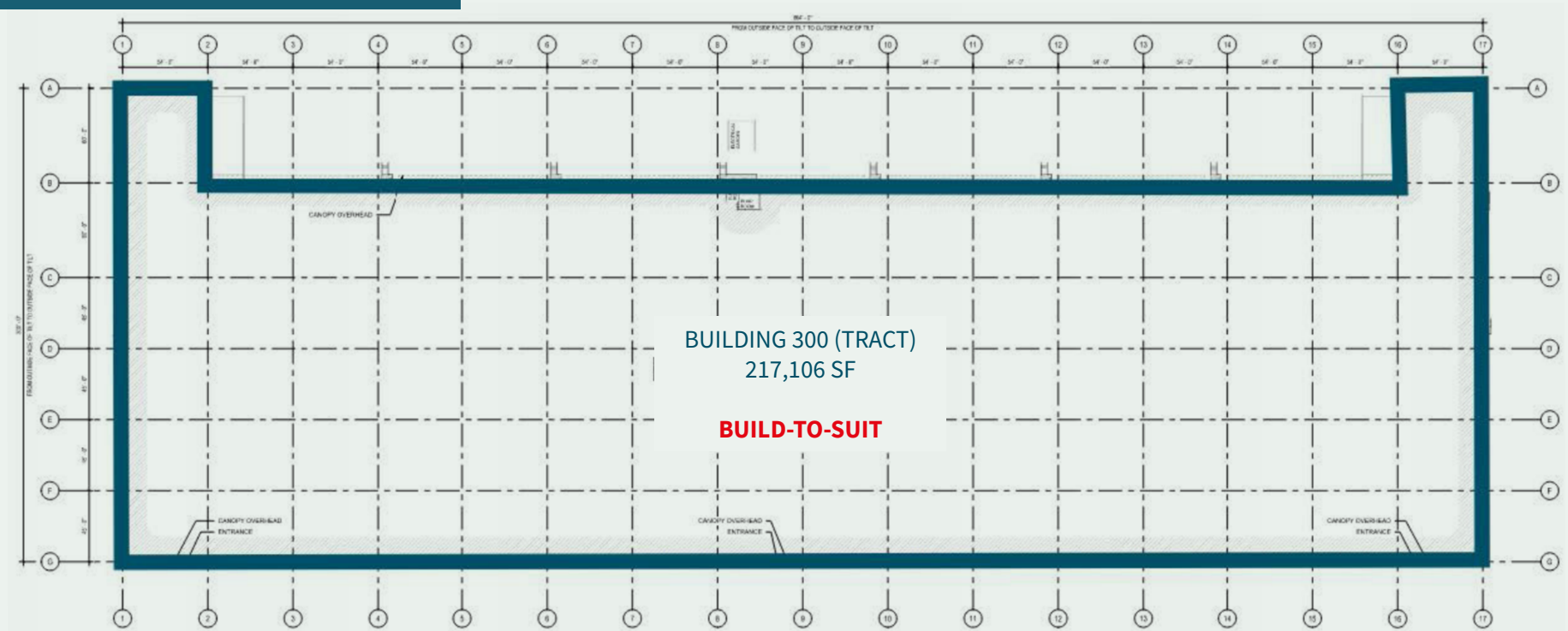


Total SF	190,392 SF
Office SF	BTS
Acreage	12.88
Year Built	2024
Clear Height	32'-36'
Construction Type	Pre-cast concrete panels
Dock-High Doors	39

Building Depth	300' with side extensions
Truck Court Depth	135'   60' concrete
Auto Parking	75 spaces
Trailer Parking	14 spaces
Column Spacing	45'X54' with 60' speed bay
Lighting   Fire Prevention	LED   ESFR
Drive-In Doors	2

# Building 300

## Build-to-Suit



Total SF	217,106 (BTS)
Office SF	BTS
Acreage	12.88
Year Built	TBD
Clear Height	32'-36'
Construction Type	Pre-cast concrete panels
Dock-High Doors	46

Building Depth	300' with side extensions
Truck Court Depth	135'   60' concrete
Auto Parking	BTS
Trailer Parking	BTS
Column Spacing	45'X54' with 60' speed bay
Lighting   Fire Prevention	LED   ESFR
Drive-In Doors	2



# PARK AERIAL

## Outparcels Available

KORD SA

**BUILDING 200**  
190,392 SF  
AVAILABLE

**BUILDING 300 (TRACT)**  
217,106 SF  
BUILD-TO-SUIT

NORTH ACCESS ROAD

DUPONT PARKWAY

**PARCEL C BUILD TO SUIT  
OPPORTUNITY OR FOR SALE**  
UP TO 550,000 SF RAIL SERVED



# NEARBY NEIGHBORS



NRCC

Sese Industrial  
Services US Corps

Amazon  
Fullfillment Center

Volkswagen

Gestamp North  
America, Inc.

FedEx Ground

Pepsi Bottling Group

Westinghouse

Steel Warehouse

Cowart Mulch  
Products Inc.

Norfolk Southern  
Rail Yard

Lansing Building  
Products and  
Piedmont Plastics

Solmax

Novolex

Yanfeng USA

Southern  
Champion Tray

WestRock

Roadtec

Kenco Logistics

Waddington  
North America

Tioga Pipe  
Supply Co Inc

Chattanooga  
Coca-Cola Bottling

Micronics Filtration

TS USA

Siskin Steel and  
Supply Company

FedEx Freight

R&L Carriers

Brock

AZZ

Novonix

Sherman and Riley

Chattanooga  
Metropolitan Airport

T J Snow Co Inc



# COMMERCE CONNECTED

## DISTANCES

HIGHWAY 153	1.4 miles
DTN CHATTANOOGA	7.6 miles
AIRPORT	7.9 miles
I-24	9.4 miles
I-75	8 miles
I-59	21.3 miles

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