

Real Agents
REALTY, CO.

32+ ACRES

4+ ACRES

Ringgold, GA

Cloud Springs Rd.

Commercial & Industrial Offerings

PROPERTY DETAILS

- 1/2 mile off I-75
- 22,000+ vehicles daily
- opportunities for commercial and/or industrial growth
- close proximity to Chattanooga Airport & I-75 Industrial Park
- near Costco with over 150,000 monthly visitors
- near Camp Jordan in East Ridge, TN with over 250,000 annual visitors



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Investment Highlights

- Only 1/2 mile from I-75 with a daily traffic count of 100,000 vehicles.
- 15 minutes to both downtown Chattanooga & the Chattanooga Metro Airport.
- 45 minutes to the Appalachian Regional Inland Port.
- 2 hours to Atlanta Hartsfield Jackson International Airport, the world's busiest.
- 1 million+ people within 45 minute drive.
- Manufacturing accounts for 31.7% of Catoosa County's local employment.
- Catoosa College & Career Academy is located less than 3 miles away.
- Ideal for corporate headquarters, industrial development, manufacturing facility, or office complex.
- Approximately 80% of all the nation's freight travels through Chattanooga, TN, recently identified by Cambridge Systematics as the #1 metropolitan city for freight movement.

Outparcel lot | .72 acres | \$650,000
 Frontage lot | 4+ acres | \$1,100,000
 Large tract | 32+ acres | \$4,500,000

For more information about each listing, visit:

<https://bit.ly/cloudsprings>



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