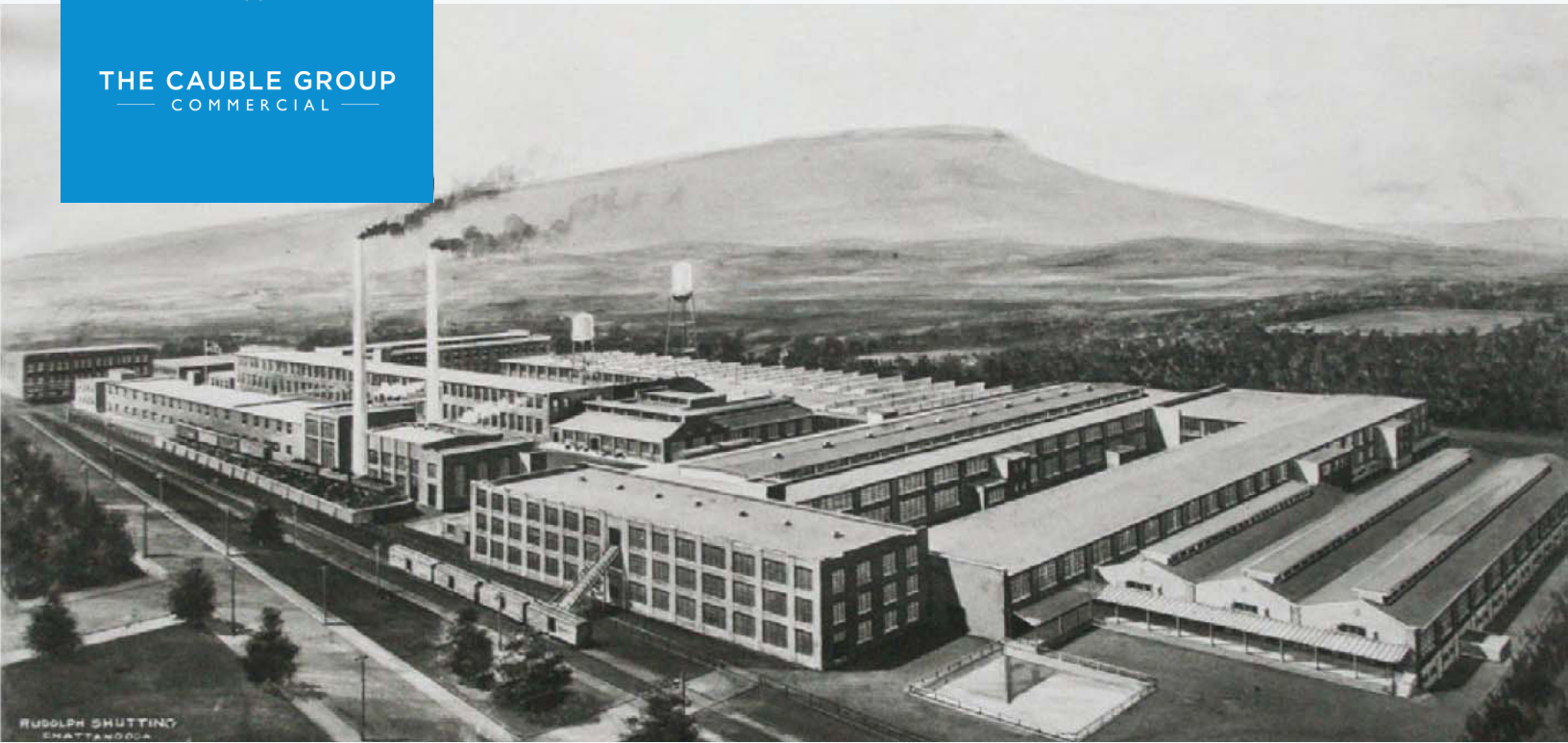




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# PEERLESS MILL | ROSSVILLE, GA

501 MCFARLAND AVENUE, 30741



## THE PROPERTY:

- Approximately 1,500,000 square feet on 32 acres
- 10 minutes south of Chattanooga

## PROPERTY FEATURES:

- Located within Chattanooga MSA
- Chattanooga EPB Internet access onsite
- Historic adaptive reuse
- Large floorplates, tall ceilings available
- Rail access



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# SITE PROXIMITY | CHATTANOOGA MSA

## PEERLESS MILL, ROSSVILLE



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### CHATTANOOGA

Population: 182,113  
Median Household Income: \$47,165  
Median Property Value: \$174,900  
Number of Households: 77,179  
Homeownership Rate: 52.8%  
Sales Tax: 9.3%

### ROSSVILLE

Population: 4,006  
Median Household Income: \$33,892  
Median Property Value: \$86,700  
Number of Households: 1,460  
Homeownership Rate: 51.6%  
Sales Tax: 8.0%

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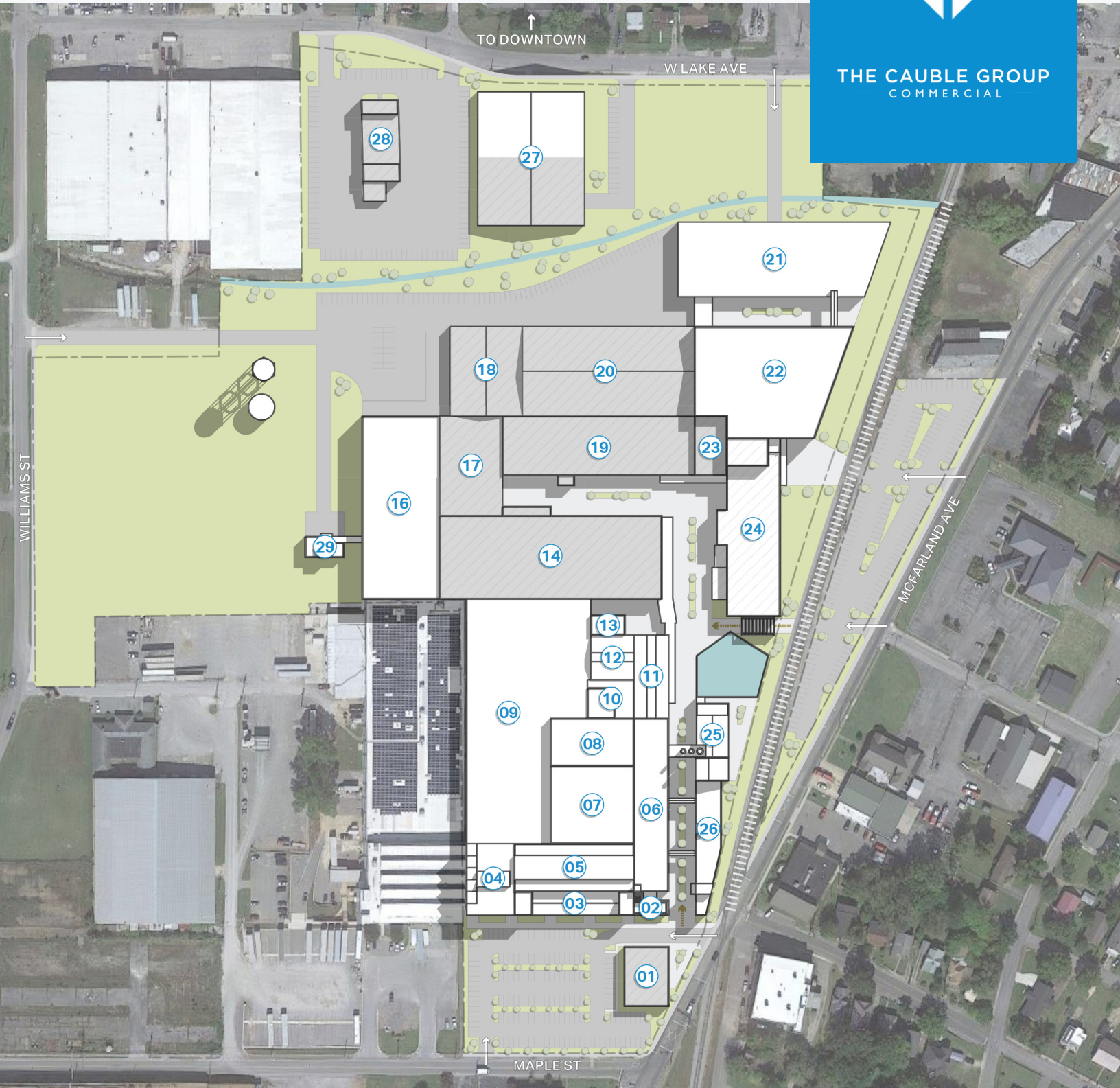


# SITE PLAN | 32 ACRES

PEERLESS MILL, ROSSVILLE



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**AVAILABLE NOW | MULTIPLE USES**

**DOWNTOWN  
CHATTANOOGA**



**AVAILABLE:**

- 8,000 sq. ft. up to 150,000+ sq. ft. in contiguous suites

**ABOUT THE SITE:**

- 10 minutes from downtown Chattanooga
- Highly incentivized site
- Large floorplates
- Truck and rail access
- Affordable rental rates



# DEVELOPMENT INCENTIVES

## INVESTOR & BUSINESSES



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### FEDERAL OPPORTUNITY ZONE:

- Tax deferral on previous capital gains
- Basis step up of previously earned capital gains (10% after year 5, an additional 5% after year 7)
- Permanent exclusion of taxable income on capital gains after 10 years

### GA BROWNFIELD PROGRAM:

- Liability limitation for prospective purchasers when remediation plan meets EPD standards
- Tax incentives to recoup investigation and cleanup costs

### RURAL ZONE:

- Job Tax Credit: Qualifying businesses will be eligible for a \$2,000 tax credit per full-time employee hired (\$40,000 cap) for 5 years
- Investment Tax Credit: Eligible businesses who hire at least two full time employees and maintains employment can qualify for tax credits worth 25% of the purchase price (up to 125k) spread over 5 years
- Rehabilitation Tax Credits: Equivalent to 30% of rehab costs, not to exceed \$150,000. Spread out in equal payments over 3 years

### GEORGIA OPPORTUNITY ZONE:

- \$3,500 per employee hired with a minimum of 2 employees
- Available for new or existing employers for up to 5 years

### JOB TAX CREDITS:

- Walker County tax credit of \$3,000 per employee for up to 5 years (minimum 10 employees)

### QUALITY JOBS TAX CREDIT:

- Companies in Rural Counties in Tiers 1 and 2 must create a minimum of 10 and 25 qualifying jobs, respectively, within a 12-month period to claim QJTC.
- Tax Credit ranges from \$2,500 - \$5,000 per job created for up to 7 years
- Companies that invest a minimum \$2.5 million in a new facility can qualify for an additional 7 year window
- Minimum of 50 jobs over 24 month period

### REVOLVING LOAN FUND:

- Subsidized financing for construction (3% - 3.5%) up to 500k through Georgia Cities Foundation and GA Department of Community Affairs

### SALE AND USE TAX EXEMPTION:

- 6% - 8.9% sales and use tax exemption for data centers and high-tech companies.



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# AVAILABLE NOW | WAREHOUSE / MANUFACTURING

BUILDING 10, 11 & 12



## AVAILABLE:

- 18,600 +/- sq. ft.

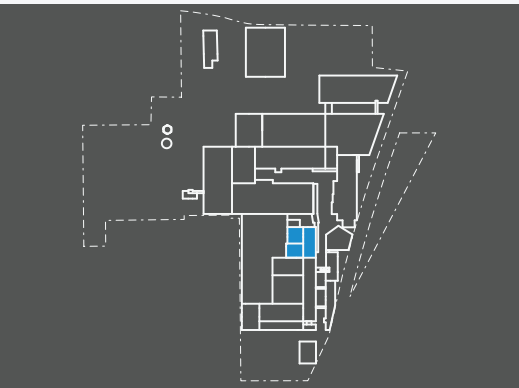
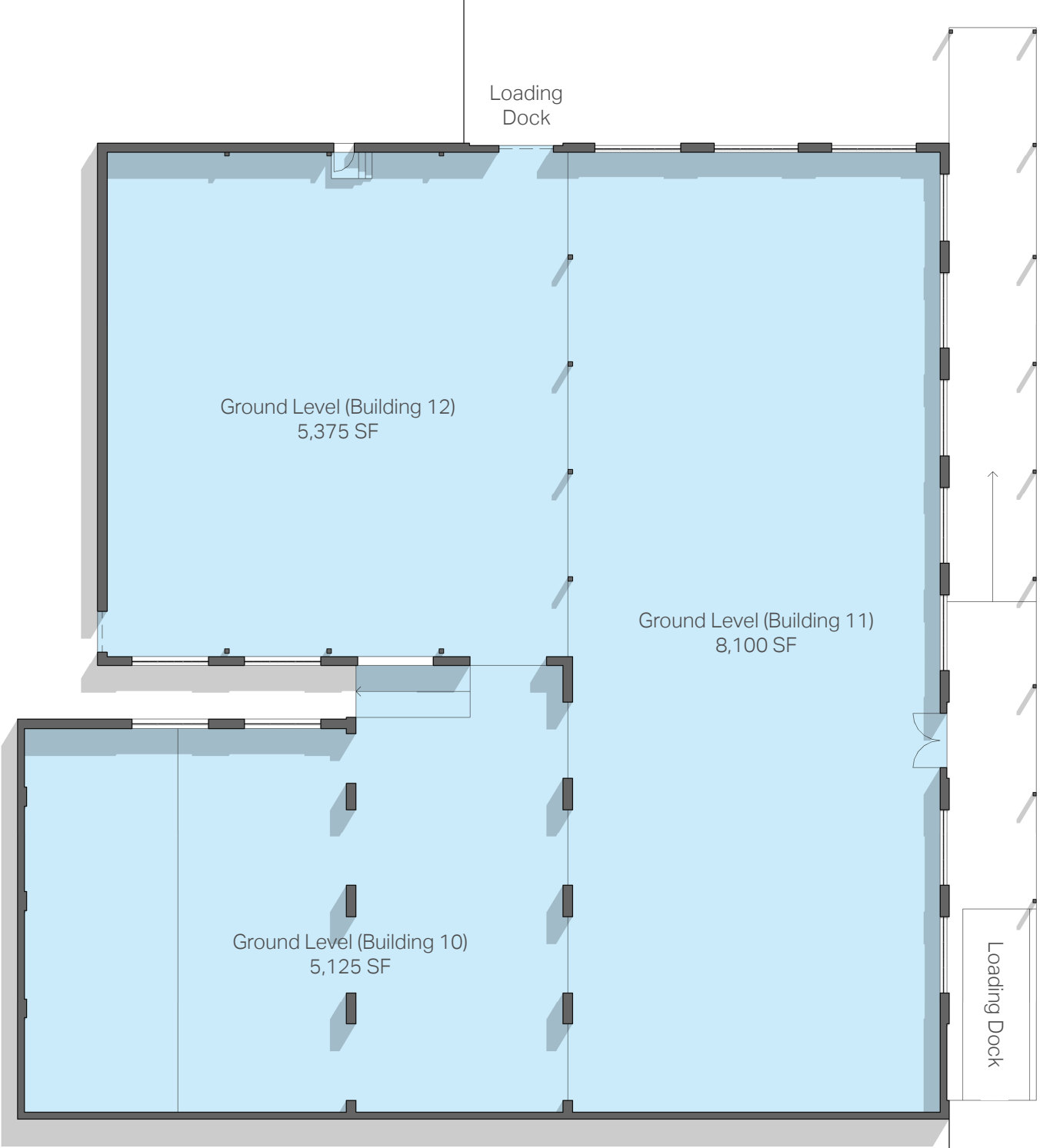
## SUITE FEATURES:

- Column-free space
- 17' - 19' High vaulted ceilings
- Historic features, exposed brick and bow-trusses
- Abundant natural light
- Easy vehicle access to loading dock and roll-up doors



# AVAILABLE NOW | WAREHOUSE / MANUFACTURING

## BUILDING 10, 11 & 12



### SUITE FEATURES:

- Column-free space
- 17' - 19' High vaulted ceilings
- Historic features, exposed brick and bow-trusses
- Abundant natural light
- Easy vehicle access to loading dock and roll-up doors



# AVAILABLE NOW | WAREHOUSE / MANUFACTURING

## BUILDING 21



### AVAILABLE:

- 43,350 +/- sq. ft.

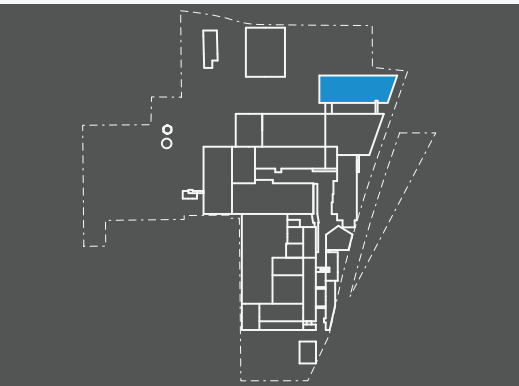
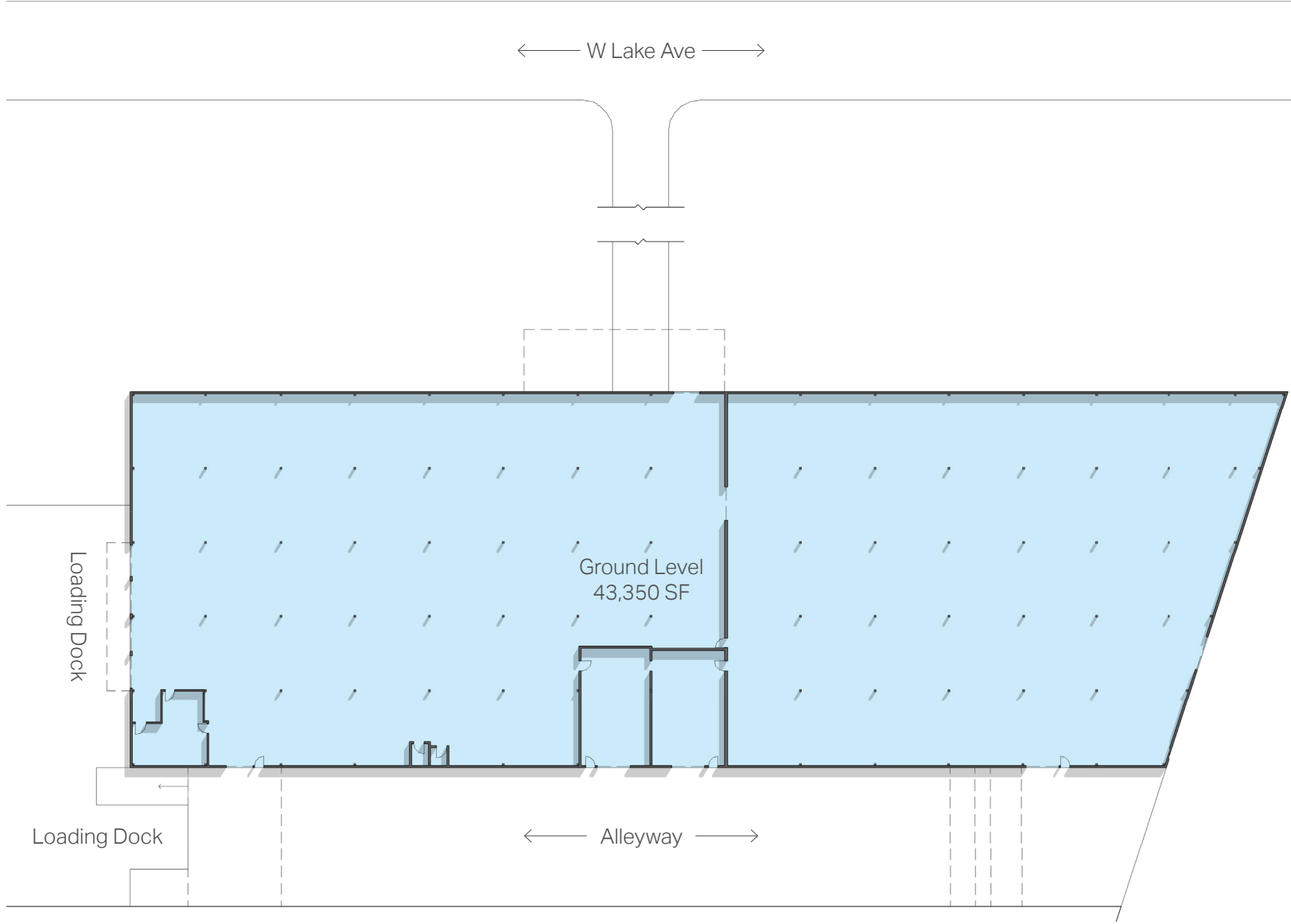
### SUITE FEATURES:

- 24' x 24' Wide column spacing
- 25' High ceilings
- Parking adjacent
- Multiple points of entry from adjacent roads
- Easy vehicle access to loading dock and roll-up doors



# AVAILABLE NOW | WAREHOUSE / MANUFACTURING

## BUILDING 21



### SUITE FEATURES:

- 24' x 24' Wide column spacing
- 25' High ceilings
- Parking adjacent
- Multiple points of entry from adjacent roads
- Easy vehicle access to loading dock and roll-up doors



# AVAILABLE NOW | BREWERY & TAPROOM

## BUILDING 25



### AVAILABLE:

- 7,650 +/- sq. ft.

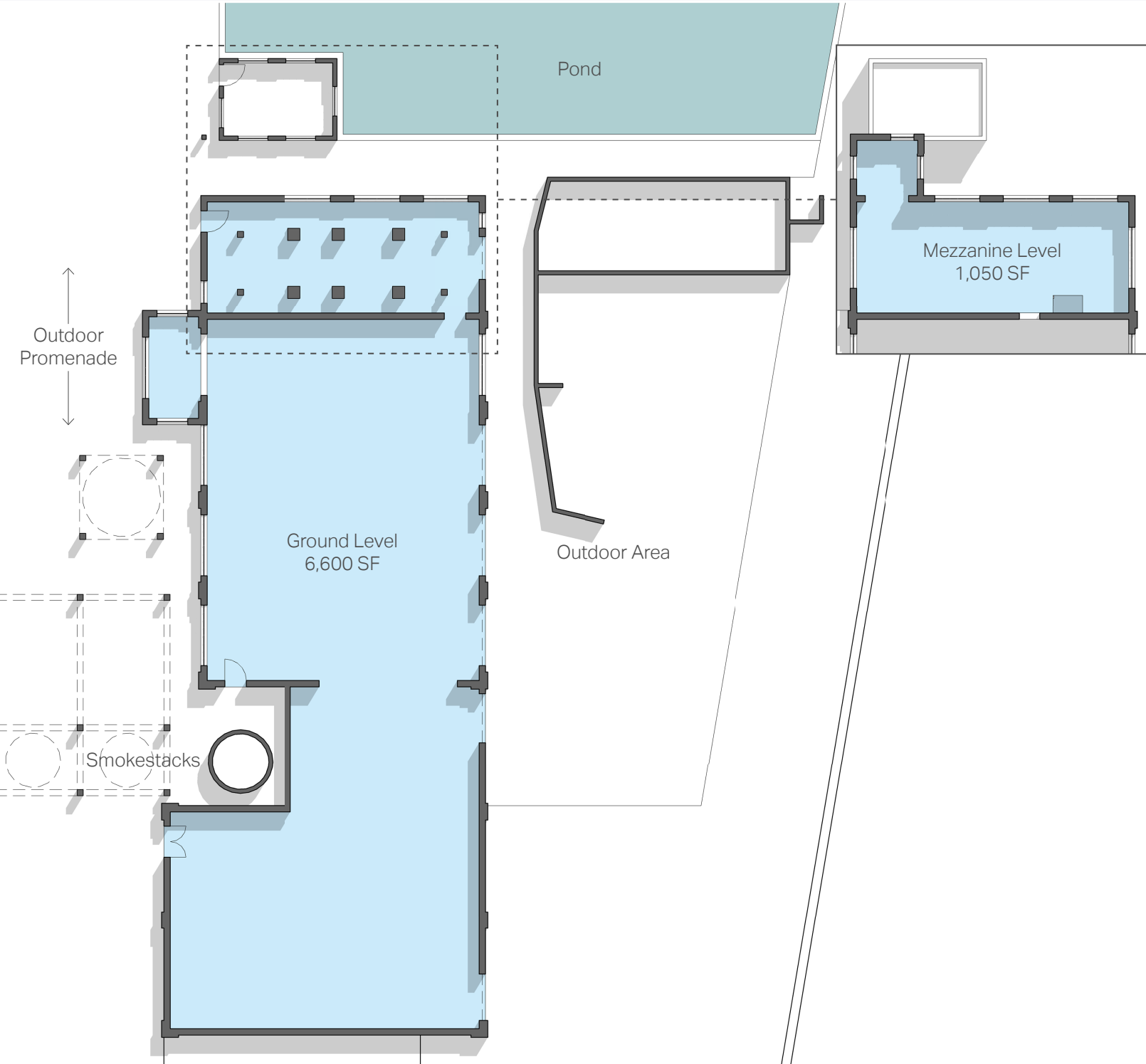
### SUITE FEATURES:

- 38' - 51' High vaulted ceilings in column-free space
- Mezzanine level
- Visibility from Mcfarland Ave
- Abundant natural light
- Historic features (smokestacks and cooling tower pond)



# AVAILABLE NOW | BREWERY & TAPROOM

## BUILDING 25



### SUITE FEATURES:

- 38' - 51' High vaulted ceilings in column-free space
- Mezzanine level
- Visibility from Mcfarland Ave
- Abundant natural light
- Historic features (smokestacks and cooling tower pond)





# AVAILABLE NOW | WAREHOUSE / MANUFACTURING

## BUILDING 27



### AVAILABLE:

- 19,800 +/- sq. ft.

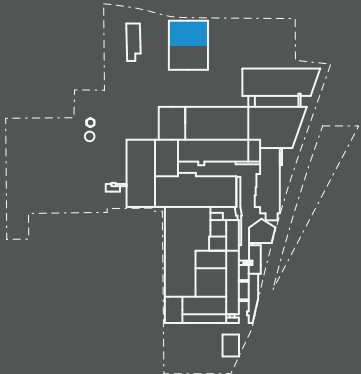
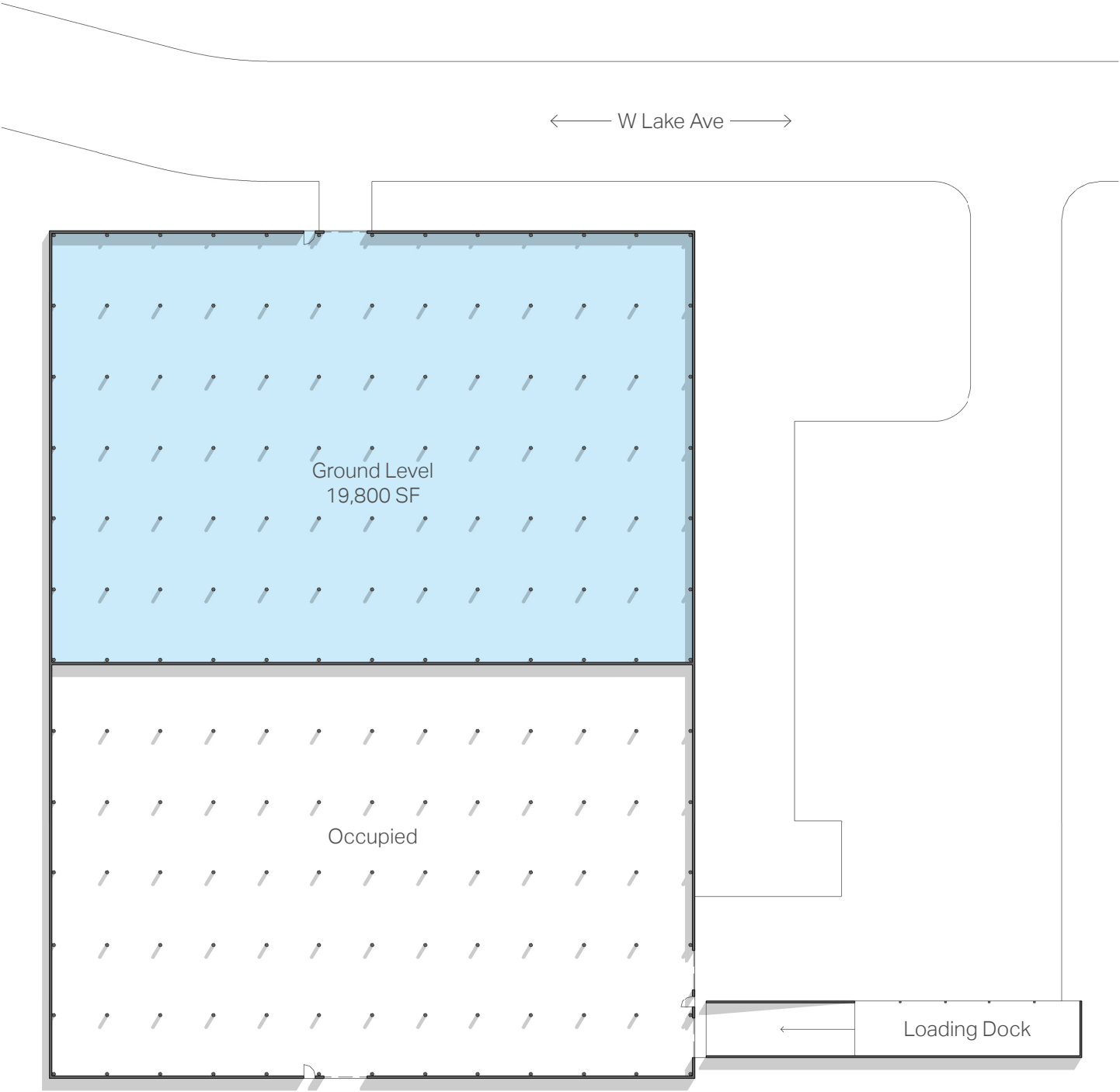
### SUITE FEATURES:

- 14' x 19' Wide column spacing
- 15' - 33' High Ceilings
- Parking adjacent
- Easy vehicle access to loading dock and roll-up doors
- Perimeter security fence



# AVAILABLE NOW | WAREHOUSE / MANUFACTURING

## BUILDING 27



### SUITE FEATURES:

- 14' x 19' Wide column spacing
- 15' - 33' High Ceilings
- Parking adjacent
- Easy vehicle access to loading dock and roll-up doors
- Perimeter security fence



# FOR LEASING INFORMATION:

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