

Chasan Considers Building 30-Acre Industrial Park

By Kristen Early Associate Editor 3 hrs ago



Chasan LLC Facilities Manager Ricky Shepherd points across the 30-acre site between Industrial, Tateho and Snapps Ferry roads that the company hopes to turn into an industrial park.

Sun Photo By Kristen Early

Chasan LLC is conducting engineering studies on 30 acres of recently acquired property in hopes that it could one day become an industrial park.

Chasan offers full-service warehousing for lease. The Greeneville-based Chasan Industrial Complex, in the former 1.1 million square foot Magnavox building at 1915 Snapps Ferry Road, is likely the company's best known venture in the county.

As of January, however, the company owns five other locations:

- 403 Bohannon Road, a 150,000 square foot building used by Klumb Lumber;
- an E-Crate center at 1617 Industrial Road, of which Chasan owns 25 percent;
- 1621B Industrial Road, a 1.55-acre site with a 30,000 square foot warehouse that the company acquired in January and has since leased to Crown Tonka Walk-Ins Inc.;
- 1550 Industrial Road, a 22-acre site with a 96,000 square foot warehouse in which Bossard North America operates; and
- 101 Tateho Road, an 8-acre site with a 38,000 square foot warehouse leased as an outside storage facility for Imerys Fused Minerals.

Combined, these six properties house 17 tenants with more than 500 employees, Facilities Manager Ricky Shepherd said.

The final two properties are where the company may locate an industrial park, although plans are still tentative, Shepherd said.

"We're kind of in the early stages of what we're going to do with this property," he said. "It's really early as far as the future of the development there."

The combined 30-acre lot encompasses Bossard's location, stretches to Tateho Road, borders the Norfolk Southern rail line, and adjoins Mecos on one end and Ready-Mix USA at the other, he said.

Chasan is currently in conversation with Norfolk Southern about extending the line into the property to serve additional industrial sites.

There have been some engineering studies done on the site in the past and Asthmuth Engineering has conducted some initial surveying, he said.

"We kind of predict they'll be the possibility of three to four additional building sites there," Shepherd said. "It's not going to be huge in terms of an industrial park. We don't know the capabilities down there or what can happen on this property. We're looking for a long-term tenant in order to do some construction as well. We're not going to jump out there."

He said the company will work with the Greene County Partnership to identify what would hopefully be a manufacturer interested in a location on the rail line. Chasan could potentially add a building that is 100,000 to 175,000 square feet to the site, as well as a couple other smaller buildings.

So far, there is no timeline for the project until engineering studies are complete.