



For Lease

100,000 SF Warehouse

2145 BURTON BRANCH ROAD | COOKEVILLE, TN 38506

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PROPERTY OVERVIEW

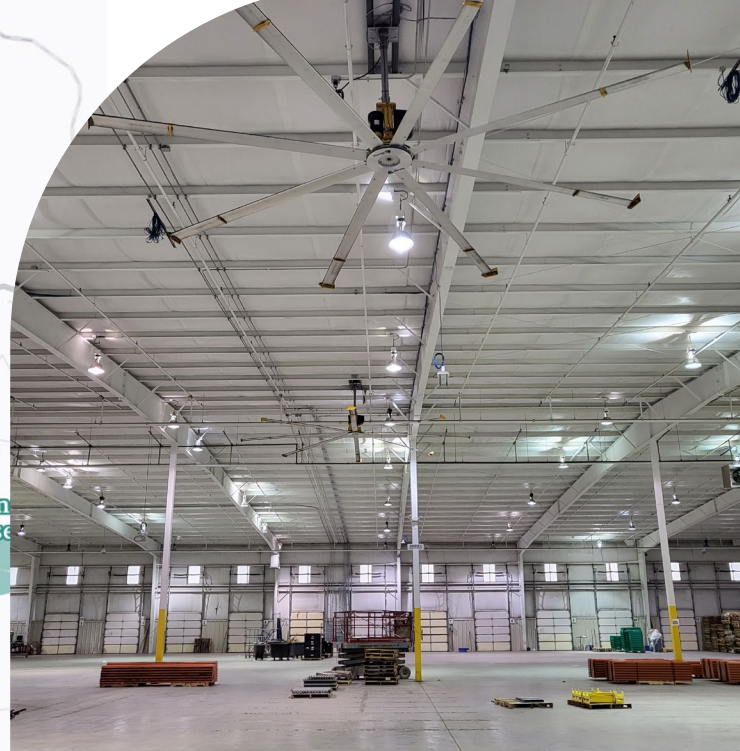
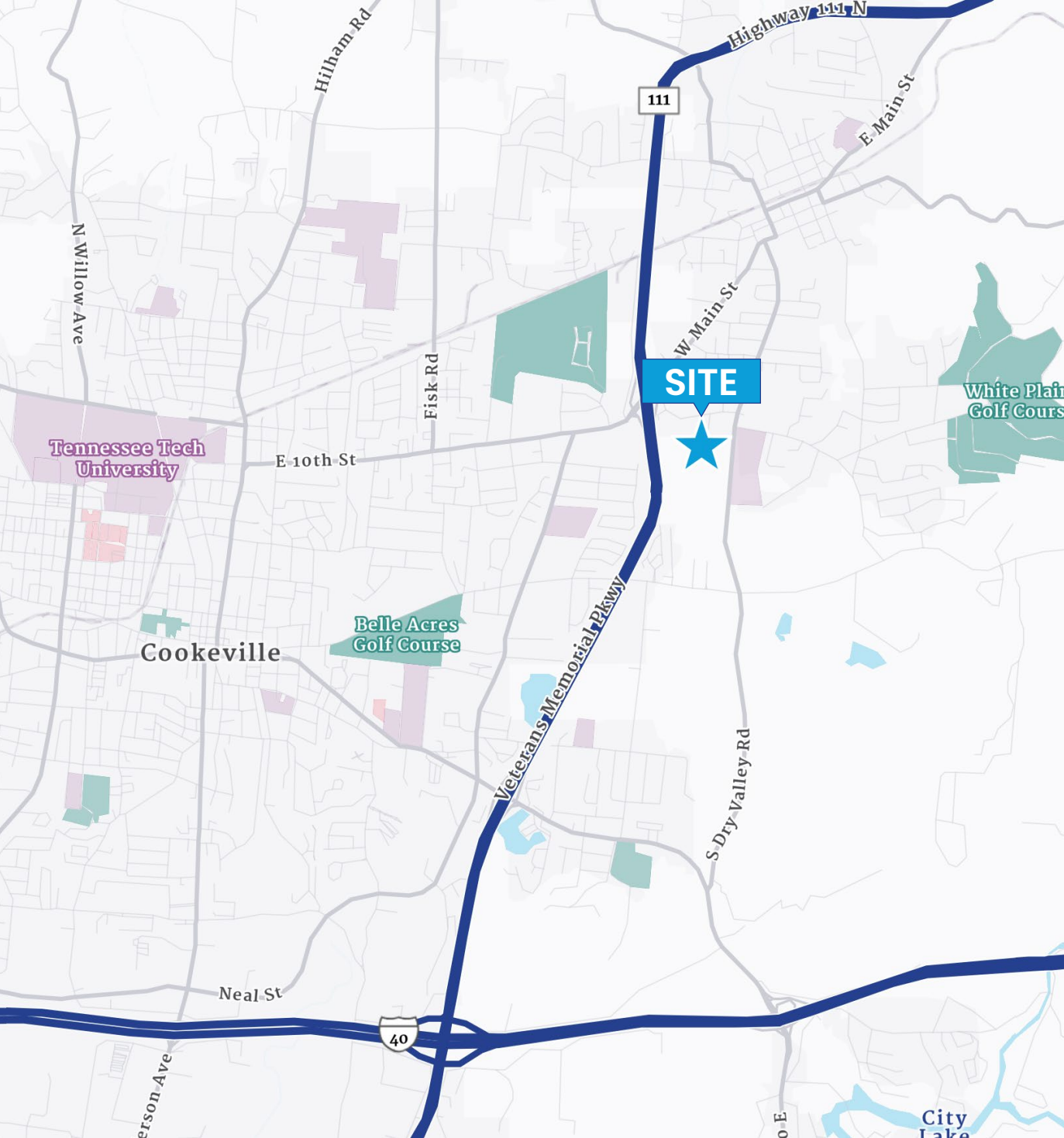
Lease Rate: \$6.85/SF_{NNN}

Annual Taxes: \$23,204

3+ acres of outside storage
(available at an additional cost)



Total SF	100,000 SF
Office SF	±2,700 SF
Land Acerage	10.5 Acres
Clear Height	27' at eave; 32' at center
Column Spacing	30'
Dock Doors	14
Drive-In Doors	1
Sprinklers	Fully Sprinkled
Lighting	NEW LED
Interior	NEW PAINT AND TILE (restrooms/breakroom/offices)
Trailer Parking	50+, excluding the outdoor storage area
Heat	Gas
Power	3 Phase; 480 Power



Contact Us

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