

FOR LEASE

±45,000 SF WAREHOUSE/DISTRIBUTION IN SPARTA NEAR COOKEVILLE

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services



575 Technology Drive
SPARTA, TN

Paul M. Myers, CCIM, SIOR
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Exclusively Listed By:
Charles Hawkins Co.
O: (615) 256-3189
www.charleshawkinsco.com

SPACE AVAILABLE: ±45,000 SF

FOR LEASE

WAREHOUSE/DISTRIBUTION FACILITY



SIZE ±45,000 SF

BUILT 2016

LOCATION Located adjacent to Upper
Cumberland Regional Airport

Located ±5 miles from Cookeville

Facility Specifications

- Dock Doors: 4 (9' x 9') Docks with Levelers
- Drive-in Doors: Could be added
- Clear Height: 27' – 33'
- Column Spacing: 25' x 100'
- Wet Sprinkler System
- (8) Big Fans for Air Circulation
- Wall-Mounted Exhaust Fans
- Radiant Gas Heaters
- T5 LED Lighting
- **Additional graveled lot for outdoor storage available**

LEASE RATE **\$7.50/ SF NNN**

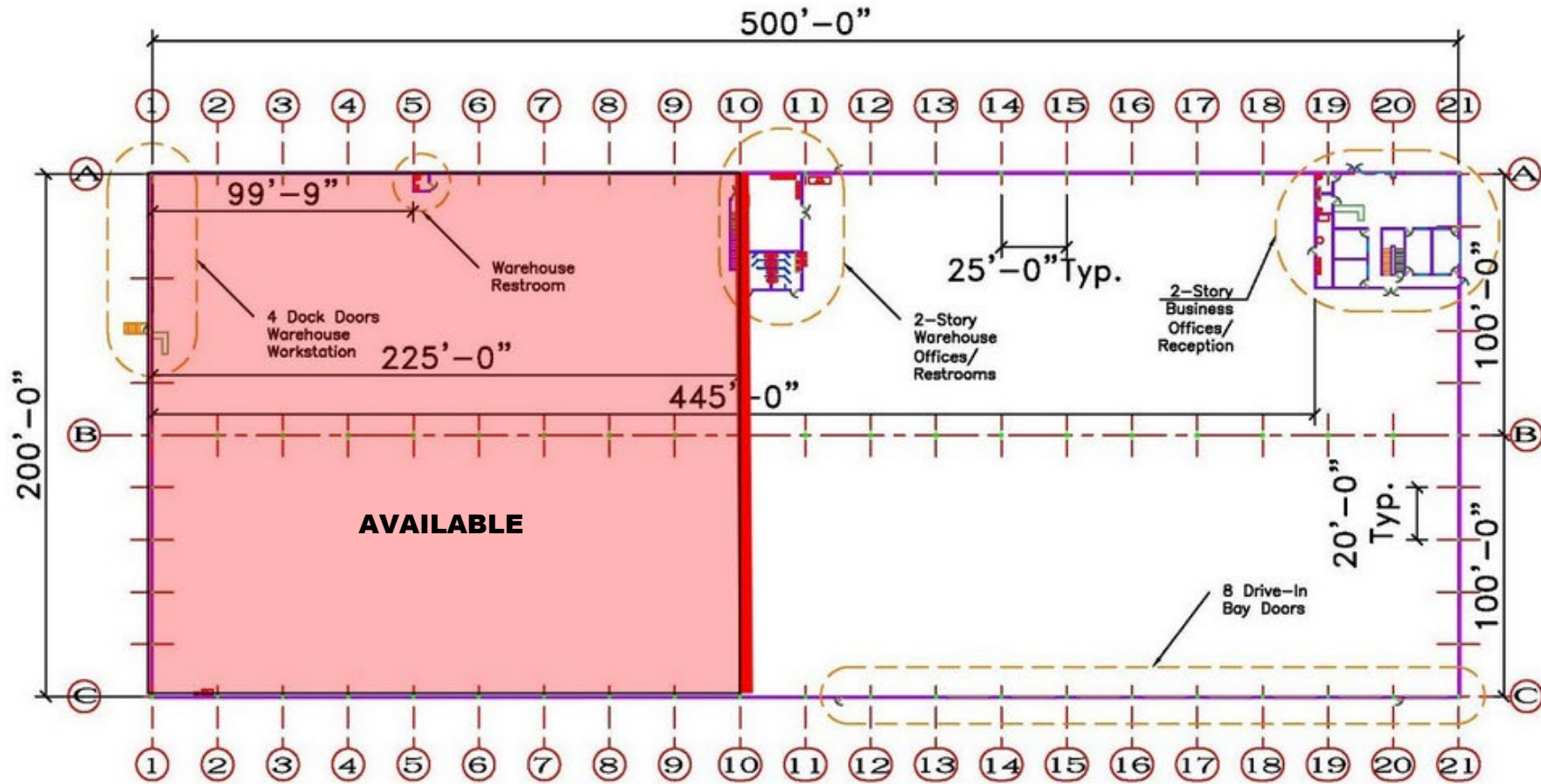
Operating Expenses

Taxes: \$1.68 /SF
Insurance: TBD
Cam: TBD
Total: TBD

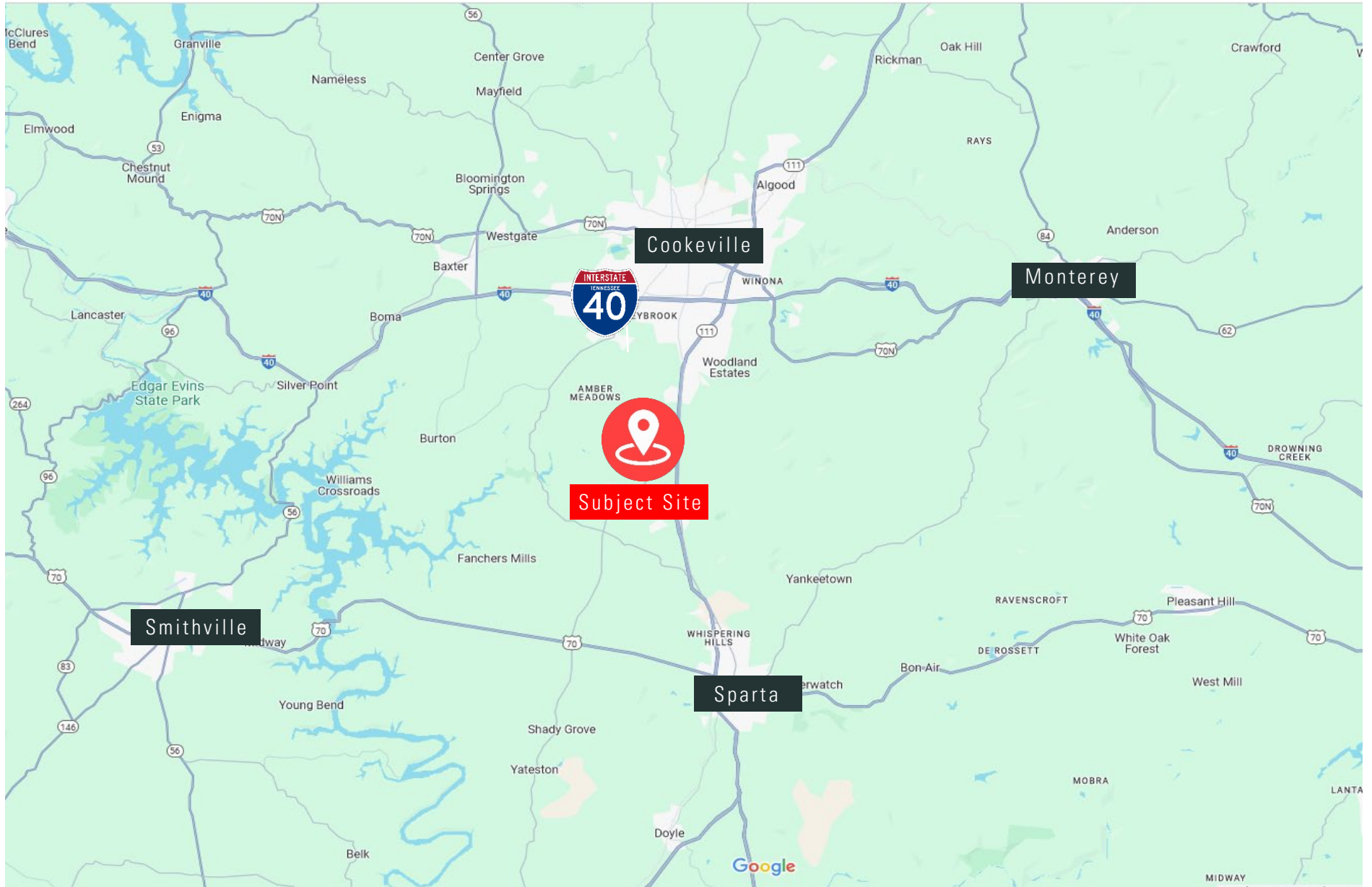
PHOTOS



FLOOR PLAN



LOCATION MAP



LOCATION AERIAL



Upper Cumberland
Regional Airport

575 Technology Dr

Subject Site



HWY 111



575 Technology Drive

Sparta, TN



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