



FOR LEASE/SALE
7500 HIGHWAY 11 W

258,335 SF
ROGERSVILLE, TN

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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INVESTORS

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PROPERTY HIGHLIGHTS



GUARD SHACK



**FENCED & LIGHTED
LOT**



**ON-SITE
PRETREATMENT
SYSTEM FOR
WASTEWATER**



TRUCK SCALE



**4 AIR COMPRESSORS
AND 2 DRYERS**



PROPERTY DETAILS

7500 HIGHWAY 11 W | ROGERSVILLE, TN

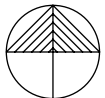
AVAILABLE SPACE	258,335 SF
WAREHOUSE SPACE	176,758 SF
HIGH BAY WAREHOUSE	28,576 SF
OFFICE SPACE	42,661 SF
ANCILLARY BUILDING	10,340 SF
DOCK DOORS	13
DRIVE-IN DOORS	8
CLEAR HEIGHT	13' - 40' 4"
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	6 - 8" Reinforced Concrete
YEAR BUILT	1972
FIRE SUPPRESSION	Wet System
LIGHTING	T-8 High Efficiency Fluorescent
POWER	480 V, 3-Phase, 11,500 KVA Total
PARKING	380 Surface Spots
LAND AREA	67.3 Acres
ZONING	M-1: Industrial
PARCEL ID	113-004.00 113H-A-006.00
OPEX ESTIMATE	\$0.61/SF



FLOOR PLAN

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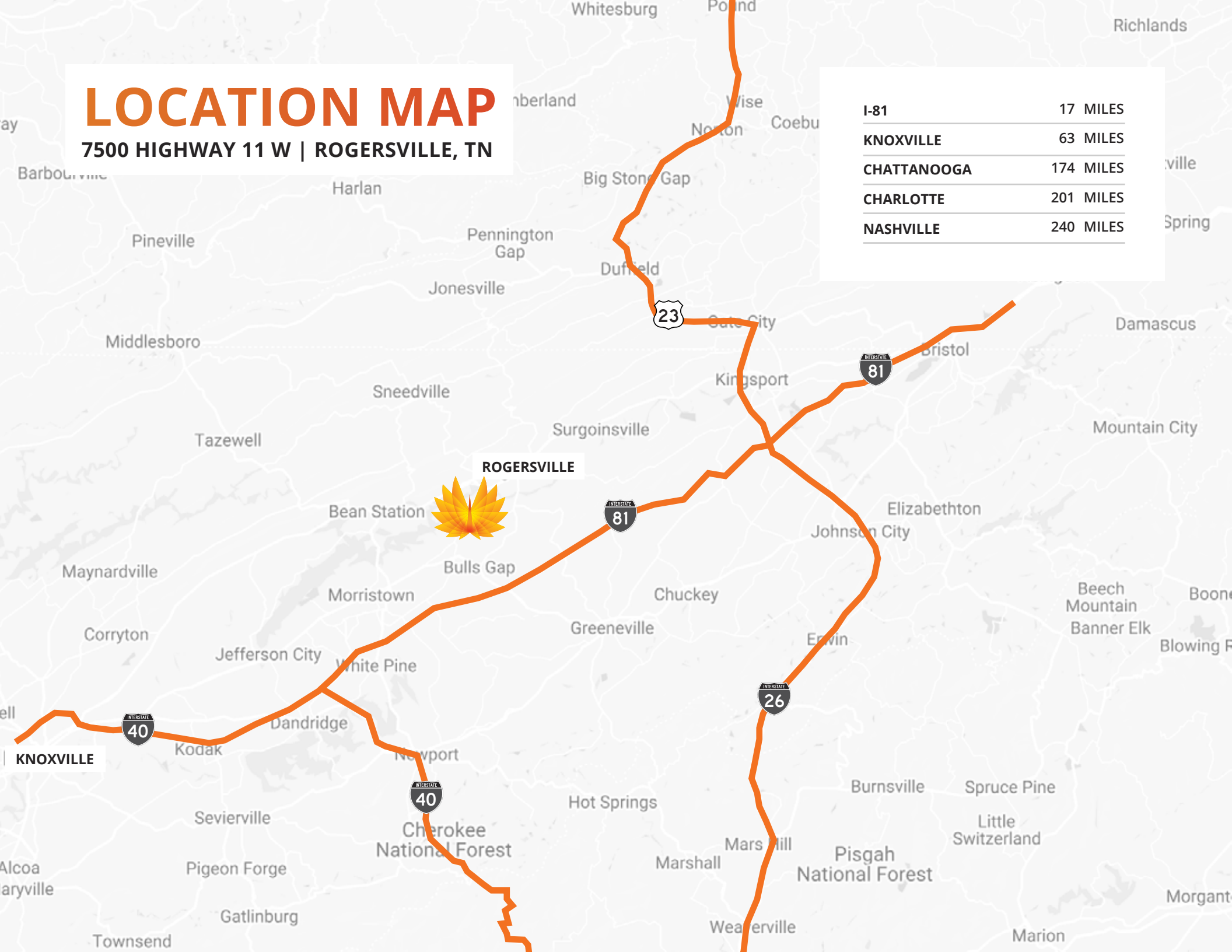
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	13' - 18' (MOSTLY 15')	176,758 SF
2	WAREHOUSE	40' 4"	28,576 SF
3	OFFICE	DROP CEILING	42,661 SF
4	ANCILLARY BUILDING	PITCHED	10,340 SF
TOTAL			258,335 SF



LOCATION MAP

7500 HIGHWAY 11 W | ROGERSVILLE, TN

I-81	17 MILES
KNOXVILLE	63 MILES
CHATTANOOGA	174 MILES
CHARLOTTE	201 MILES
NASHVILLE	240 MILES





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