



# Industrial Warehouse

103,700± SF for Sale or Lease

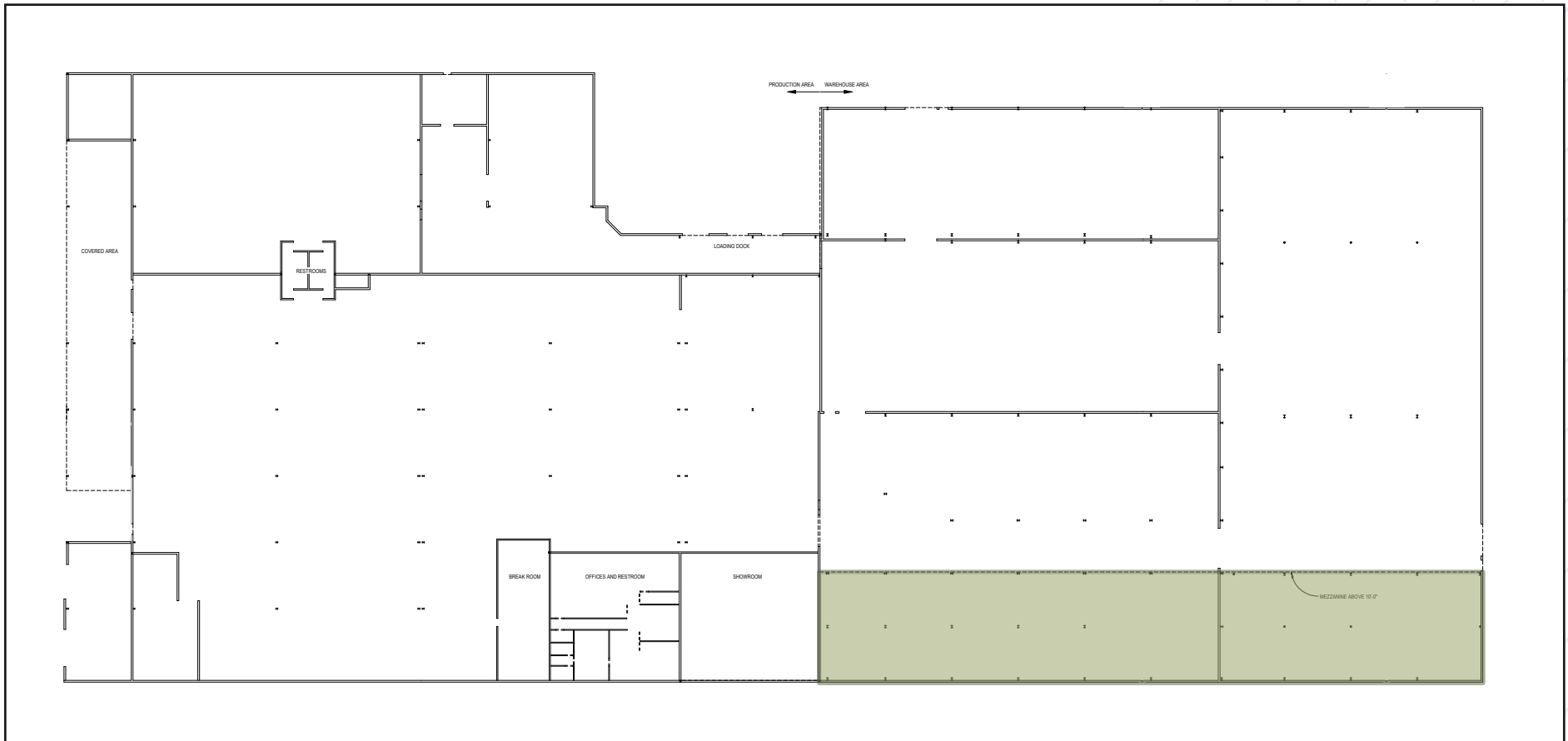


# Property Overview

Industrial warehouse opportunity located on US Highway 75, just minutes from Interstate 40, offering excellent access and visibility. The Property benefits from strong traffic counts, with approximately 17,501 VPD on Highway 75 and 17,698 VPD on I-40. The site features approximately 103,700 square feet of space, including office/showroom and a 10,000 square foot mezzanine area. Improvements include multiple loading docks, oversized bay doors, and robust utility infrastructure, including significant electrical capacity, natural gas, and municipal water and sewer. Located outside city limits, the Property is not subject to zoning restrictions.



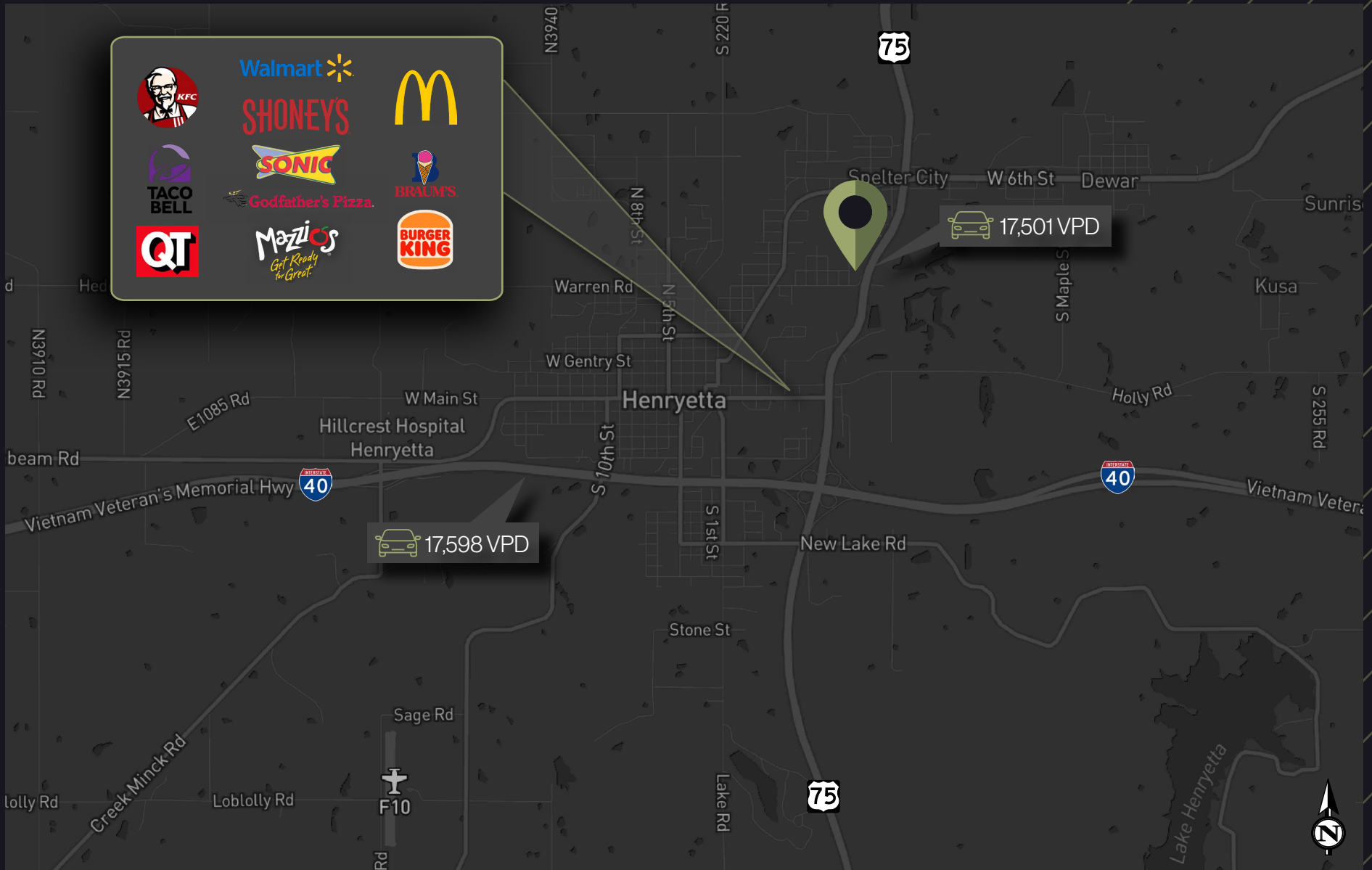
# Floor Plan



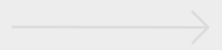
## Property Features

- 103,700± SF Total
- Up to 21' Clear Height
- 10,000± SF Mezzanine
- 10' Clear Height Below Mezzanine
- 5,600± SF Office / Showroom
- (4) Dock-High Doors
- (6) Drive-In Doors
- 10.79± AC Site
- Secure Yard Storage
- 13.2 kV Electrical Distribution System w/ 6 MW of excess capacity
- Billboard Lease Income
- No Zoning Restrictions
- Immediate Access to HWY 75
- 1.3 Miles to I-40
- Built in 1994

# Location Map



# Exterior Photos





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