



FOR LEASE: INDUSTRIAL/WAREHOUSE COMPLEX
350 5th Avenue South, Baxter, TN

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Property Highlights:

The Subject Property is comprised of four separate buildings on approximately 1.88 acres, configured for flexible light-industrial and office use. The primary building offers roughly 2,450 sq. ft. of well-appointed, two-level office space with multiple private suites, conference rooms, an employee lounge, multiple restrooms, and a full kitchen, plus approximately 4,500 sq. ft. of warehouse space featuring three drive-in doors (two 10' x 10' doors and one 14' x 14' door), 15' eave height with 16' clear height at peak, and a restroom. The second warehouse/shop totals about 2,400 sq. ft., with three drive-in doors (two 12' x 12' doors and one 10' X 12' door), 13' eave height and 14' clear height at peak, and includes a shop office and restroom. The service building is approximately 3,840 sq. ft., with three 12' x 14' doors, 15' clear height, a service pit, a shop office, a restroom, and exterior covered storage. Additionally, there is a loading dock and four bay pole barn for exterior covered storage. The site's size and dimensions provide ample on-site parking and truck-friendly ingress and egress suitable for tractor-trailers. Zoned Light Industrial (I-1), the property allows light manufacturing, warehousing, storage, industrial retail, and related uses. Water, sewer, natural gas, and electric are available to the site. The location is convenient being less than 1/2 mile from Baxter City Hall and about 1.1 miles from I-40 at Exit 280.

Baxter, TN and is located approximately 1.5 hours west of Knoxville, 1.5 hours east of Nashville, and 1.5 hours north of Chattanooga.



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL

Photos Primary Building:



Warehouse 2/Shop:



Service Bays:



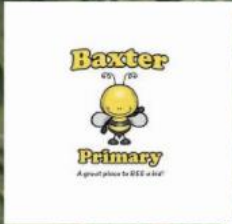

HIGHLANDS ELITE
— REAL ESTATE —
COMMERCIAL

Site Aerials:



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL

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COMMERCIAL
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SUBJECT



CORNERSTONE ELEMENTARY
"EMPOWERING THE WHOLE CHILD
TO LEARN, LEAD AND
LIFT EACH OTHER UP"



1 mile

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