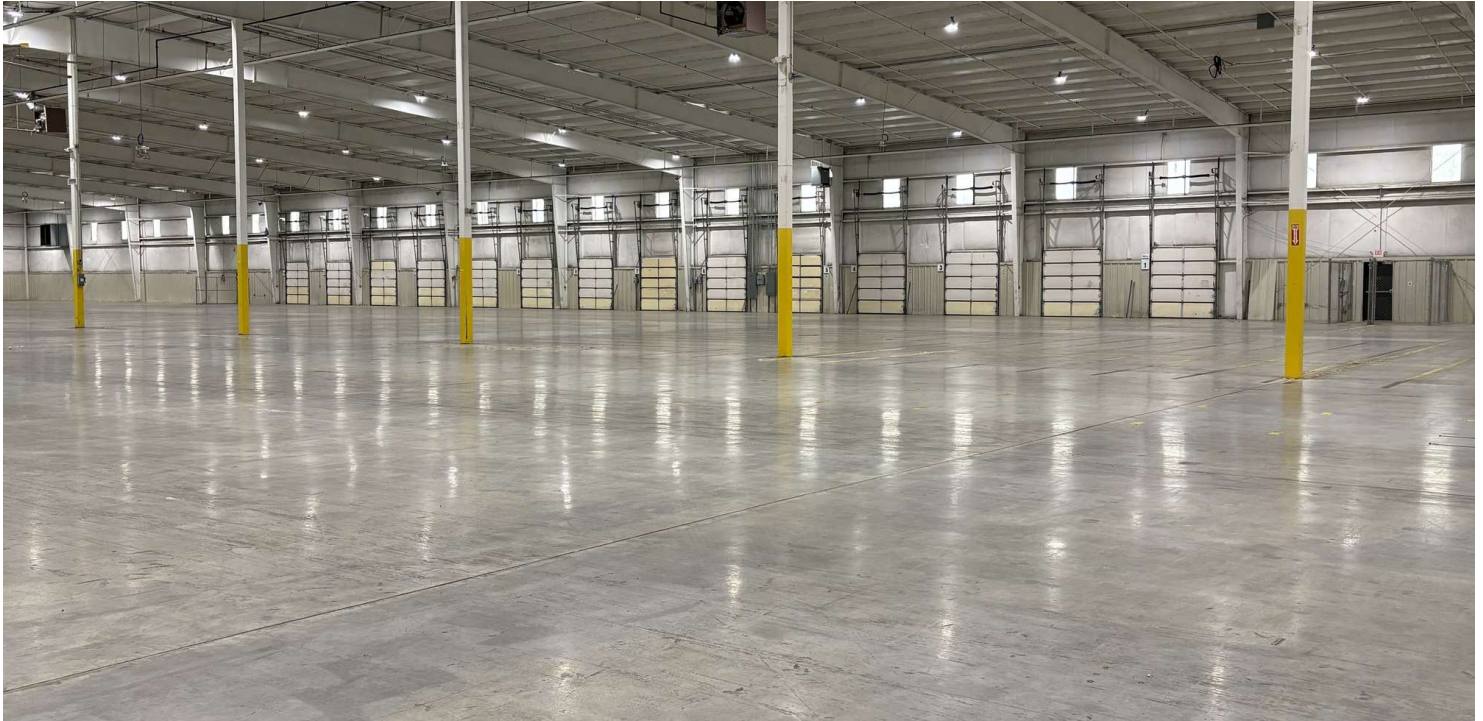


2145 BURTON BRANCH RD | 2145 Burton Branch Rd, Cookeville, TN 38506



OFFERING SUMMARY

Lease Rate:	\$6.00 - 8.00 per year (NNN)
Building Size:	100,000 SF
Available SF:	50,000 - 100,000 SF
Lot Size:	457,380 SF
Year Built:	1994
Renovated:	2023
Zoning:	I-1

PROPERTY OVERVIEW

The property at 2145 Burton Branch Rd in Cookeville, Tennessee, features a 100,000 square-foot warehouse/distribution or light manufacturing facility with 14 dock doors, LED lighting on approximately 10.5 acres. The building includes 3,600 square feet of office space, with a ceiling heights ranging from 27 to 32 feet. This property is very well maintained and is in excellent condition.

PROPERTY HIGHLIGHTS

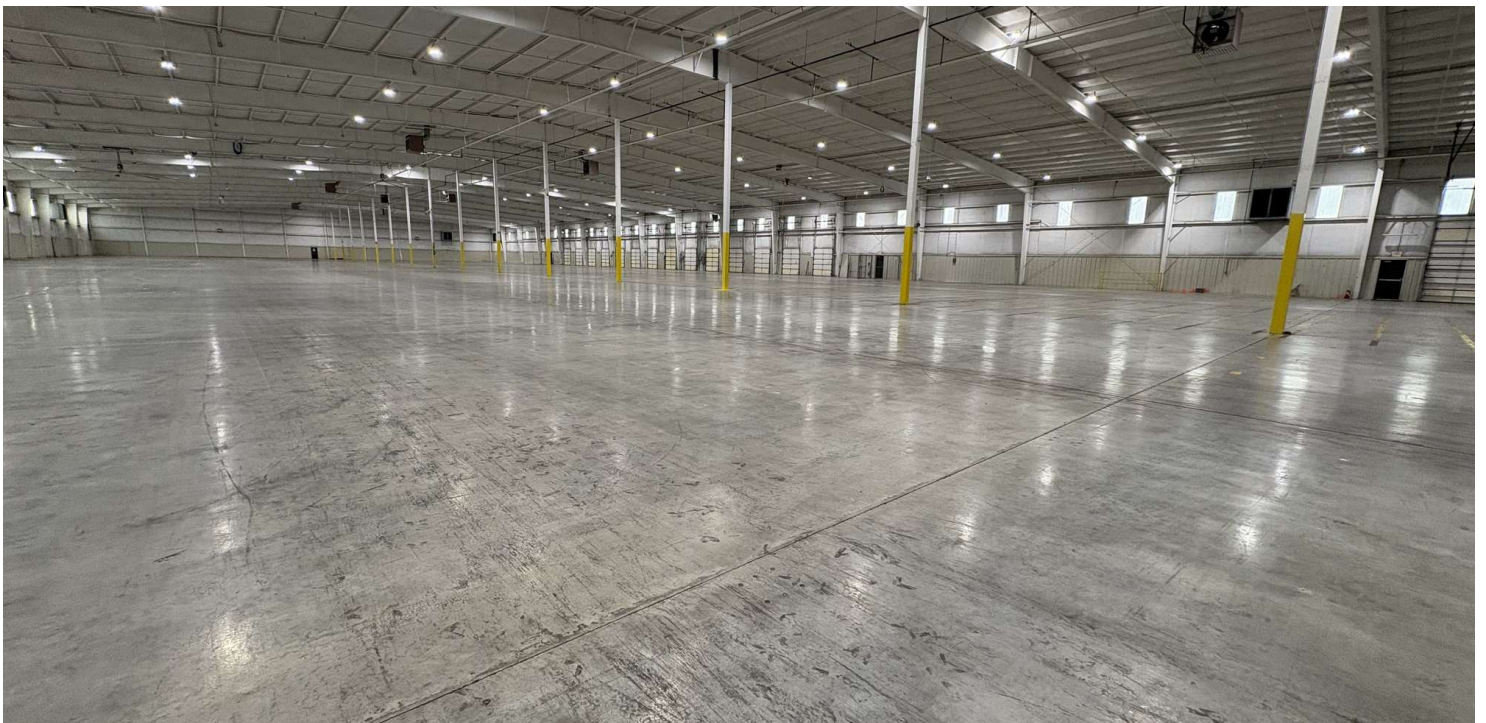
- - 100,000 square-foot warehouse/distribution or light manufacturing facility
- - Situated on approximately 10.5 acres
- - 14 dock doors for loading and unloading
- - LED lighting
- - 3,600 square feet of office space
- - Ceiling heights range from 27 to 32 feet
- - Well-maintained and in excellent condition

CRAIG HUGHES

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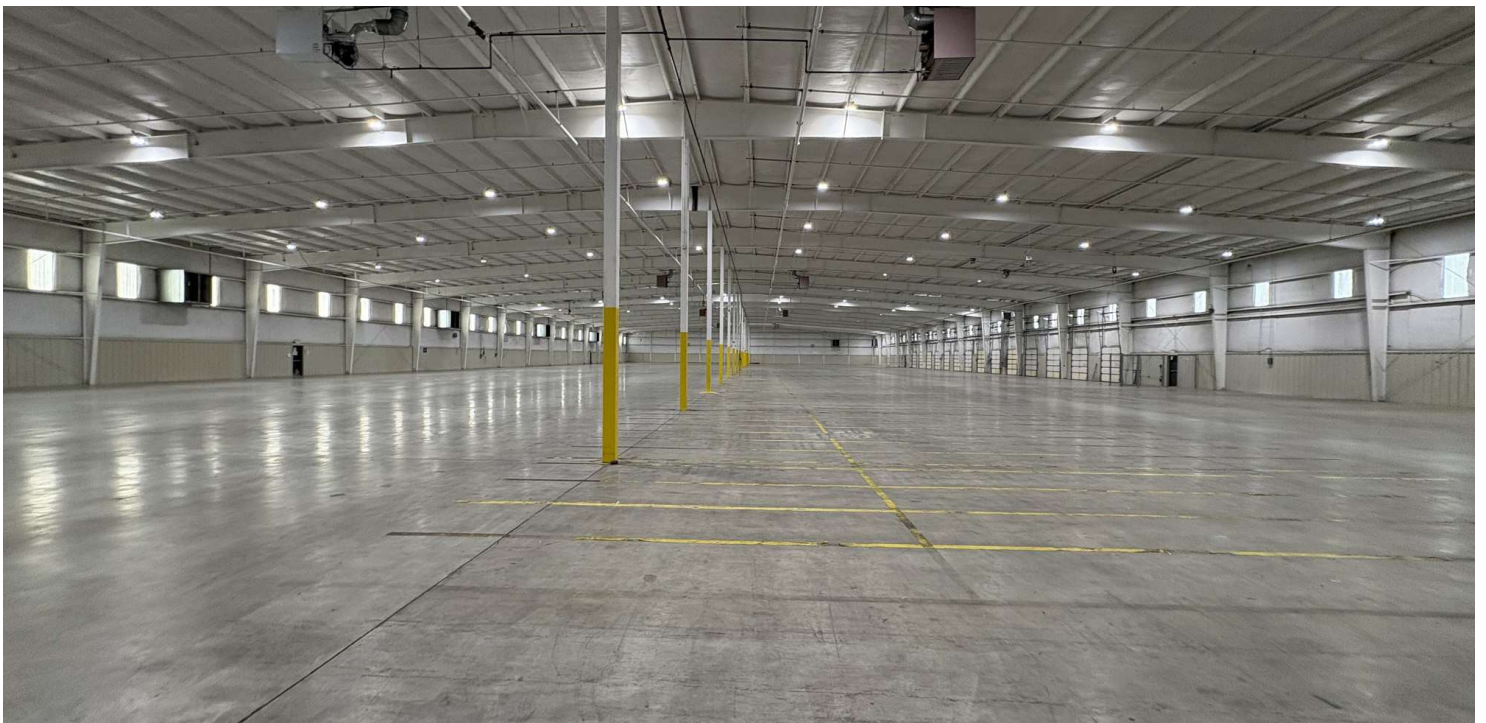
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UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES | 931.284.9098 | 263 S WILLOW AVE, COOKEVILLE, TN 38501

2145 BURTON BRANCH RD | 2145 Burton Branch Rd, Cookeville, TN 38506



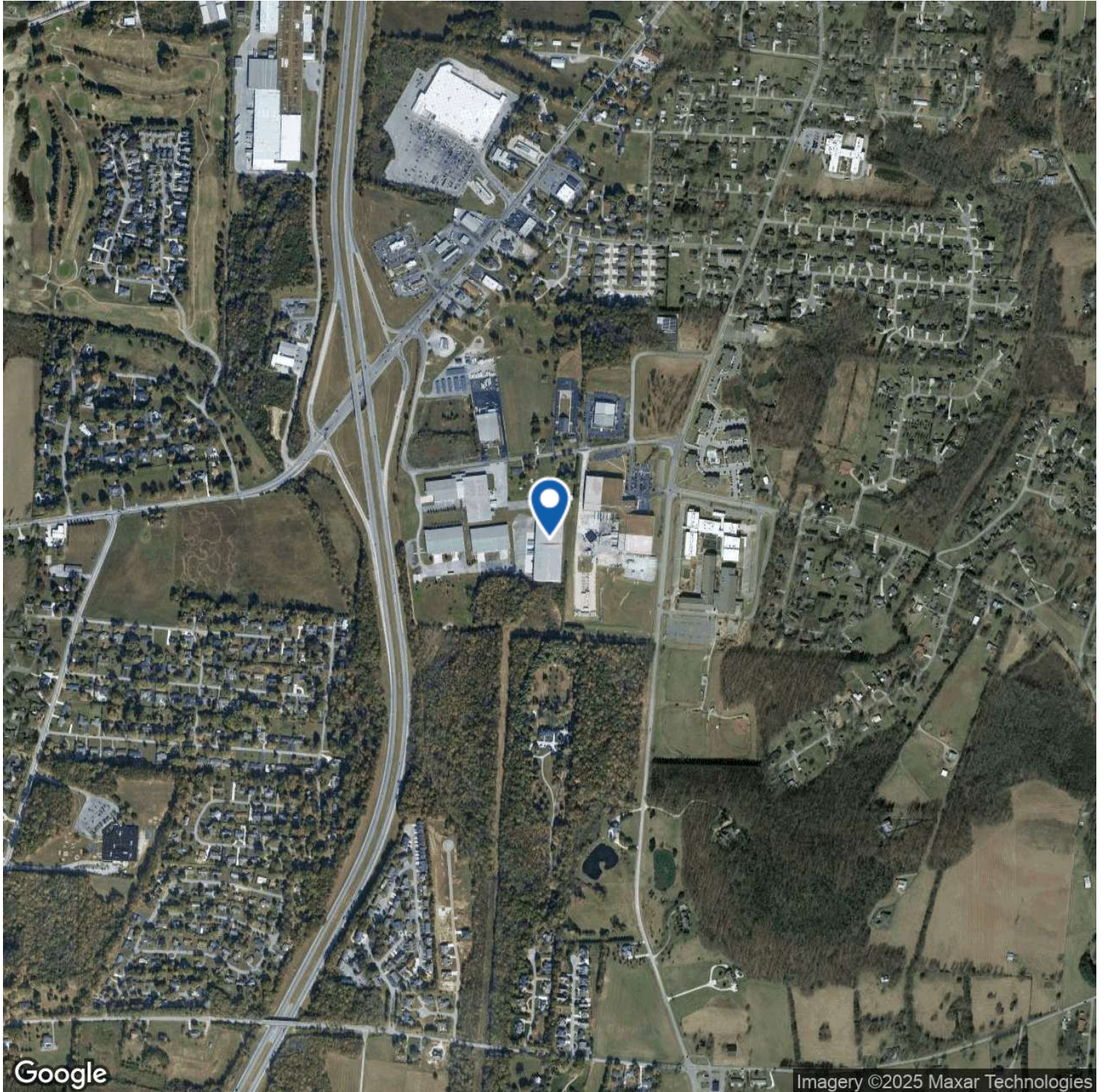
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2145 BURTON BRANCH RD | 2145 Burton Branch Rd, Cookeville, TN 38506



POPULATION	50 MILES	100 MILES	400 MILES
Total Population	526,989	5,273,263	78,009,363
Average Age	43	41	41
Average Age (Male)	42	40	39
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	50 MILES	100 MILES	400 MILES
Total Households	212,650	2,087,770	31,057,169
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$75,988	\$96,463	\$95,743
Average House Value	\$266,223	\$368,827	\$297,472

Demographics data derived from AlphaMap

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