

**INDUSTRIAL PROPERTY FOR SALE**



**PROPERTY DESCRIPTION**

Exceptional opportunity to acquire 62,000 SF former Denim Processing Facility in Oneida, Tennessee. The facility boasts 3,000 SF of office space across two floor along with 59,000 SF of fully conditioned and sprinklered industrial space with plentiful power, 2 loading docks, 2 drive-in doors, and a center ceiling height of 25'. The property has a total of 9 acres with excess land to spare. Oneida has a rich industrial workforce history. Adjacencies include power substation and Tennessee College of Applied Technology within view of the building.

**PROPERTY HIGHLIGHTS**

- 62,000 SF Manufacturing Facility for Sale
- 3,000 SF of Office Space
- 9 Acres with Excess Land
- Sprinklered Building with 25' Center Ceiling Height
- Two Dock Door and Two Drive-In Doors
- Fully Conditioned Manufacturing Space

**OFFERING SUMMARY**

Sale Price:	\$3,100,000
Lot Size:	9 Acres
Building Size:	62,000 SF

**DEMOGRAPHICS 3 MILES 5 MILES 10 MILES**

Total Households	2,711	4,083	7,241
Total Population	6,806	10,251	18,297
Average HH Income	\$58,363	\$58,190	\$57,468

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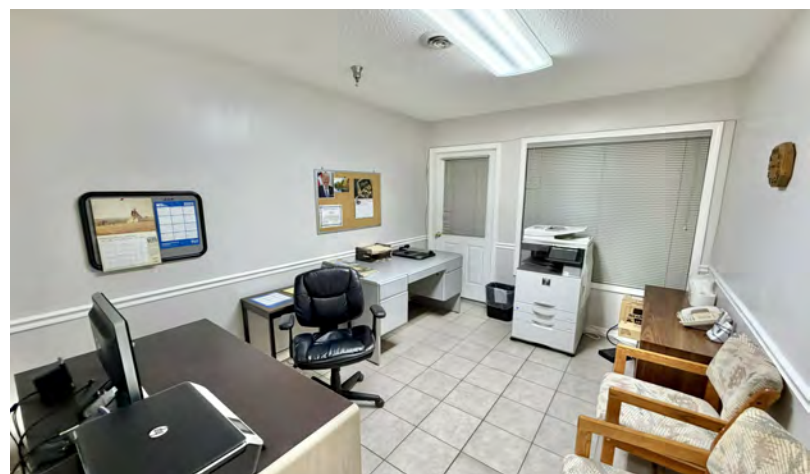
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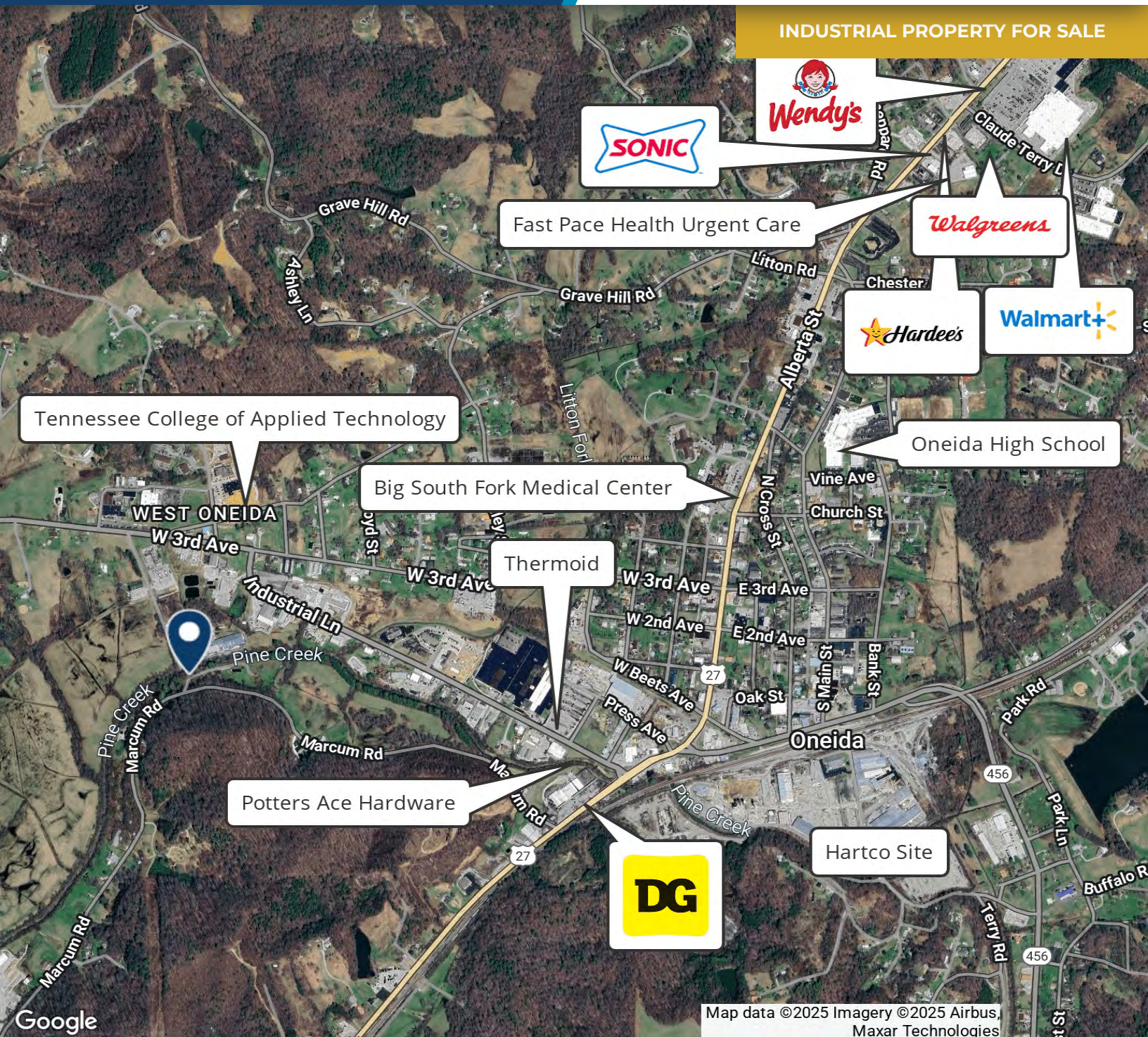
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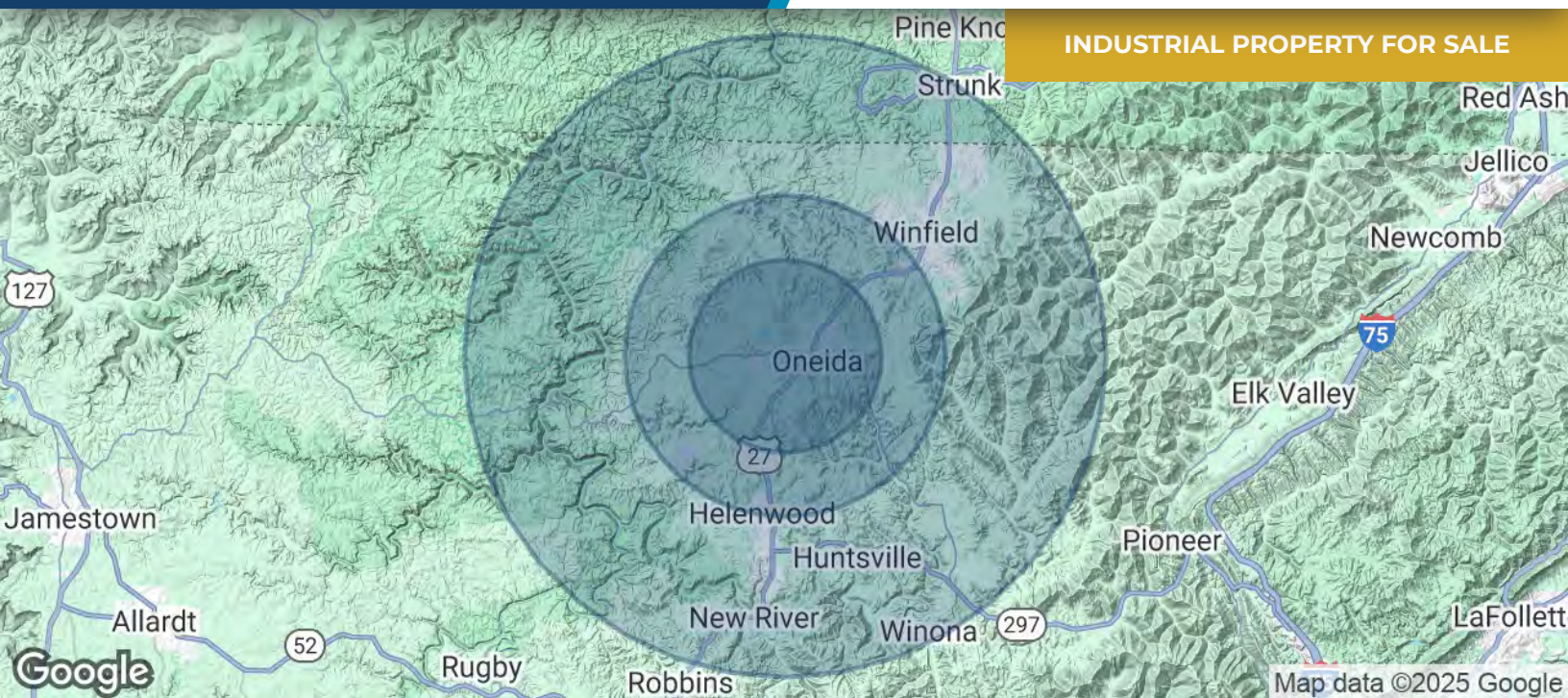
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Maxar Technologies

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,806	10,251	18,297
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,711	4,083	7,241
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$58,363	\$58,190	\$57,468
Average House Value	\$159,593	\$159,017	\$160,039

Demographics data derived from AlphaMap

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