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EXCLUSIVE INDUSTRIAL OFFERING
150 & 152 JUDGE DON LEWIS BOULEVARD
ELIZABETHTON, TN 37643



BUILDING 1

152 Judge Don Lewis Boulevard Elizabethton, TN

PROPERTY DESCRIPTION

Property	Building 1
Property Address	150 Judge Don Lewis Boulevard
City, State, Zip	Elizabethton, TN 37643
Building Size (SF)	15,000 +/- SF
Warehouse (Total GLA)	13,992 +/- SF
Office (Total GLA)	1,008 +/- SF

The main office area has a reception area, two private offices, a file storage room, and a break area with a kitchen. The warehouse has four suspended gas heaters and exhaust fans. There is approximately 504+/- SF of mezzanine storage space.

Restrooms	4 Total
Construction	Metal

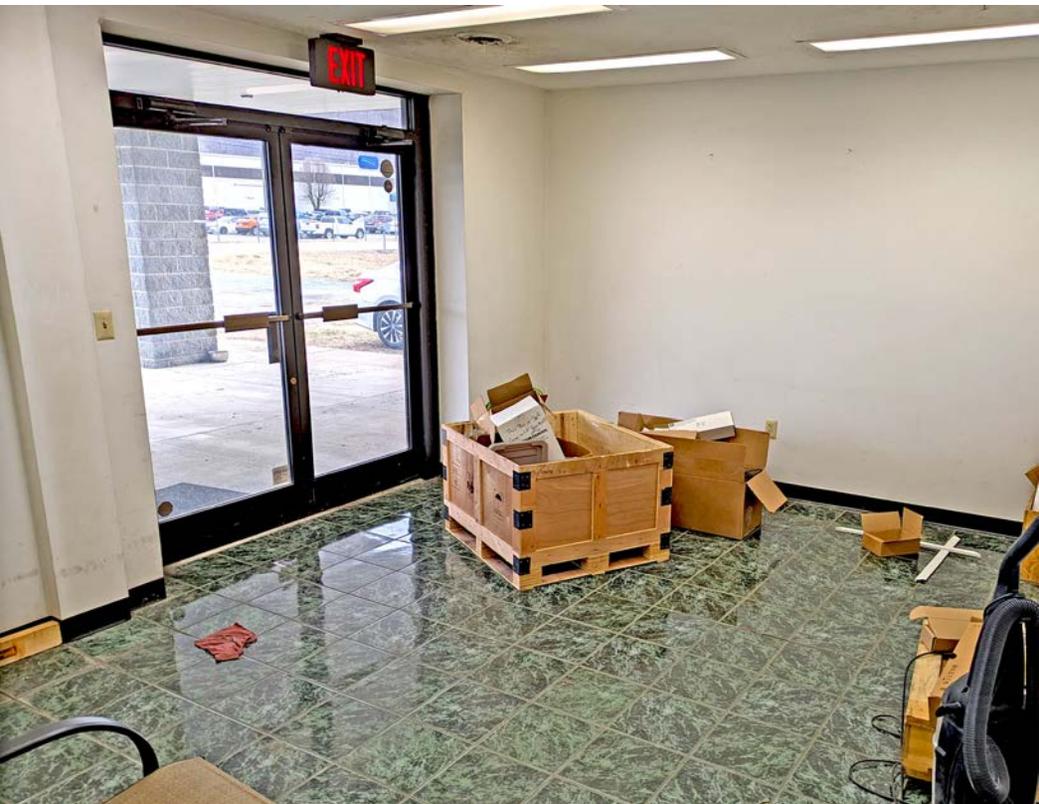
PROPERTY DESCRIPTION

Year Built	1996
Clear Height	22'-26'
Grade Level Doors	1
Grade Level Door Dimensions	22' x 16'
Dock Doors	1
Dock Door Dimensions	8' x 9'
Electric Service	3 Phase
Sprinklered	No
Gas Heaters	4
Water	City
Sewer	Septic
Gas	Yes



BUILDING ONE | INTERIOR WAREHOUSE
152 JUDGE DON LEWIS BOULEVARD







BUILDING 2

150 Judge Don Lewis Boulevard Elizabethton, TN

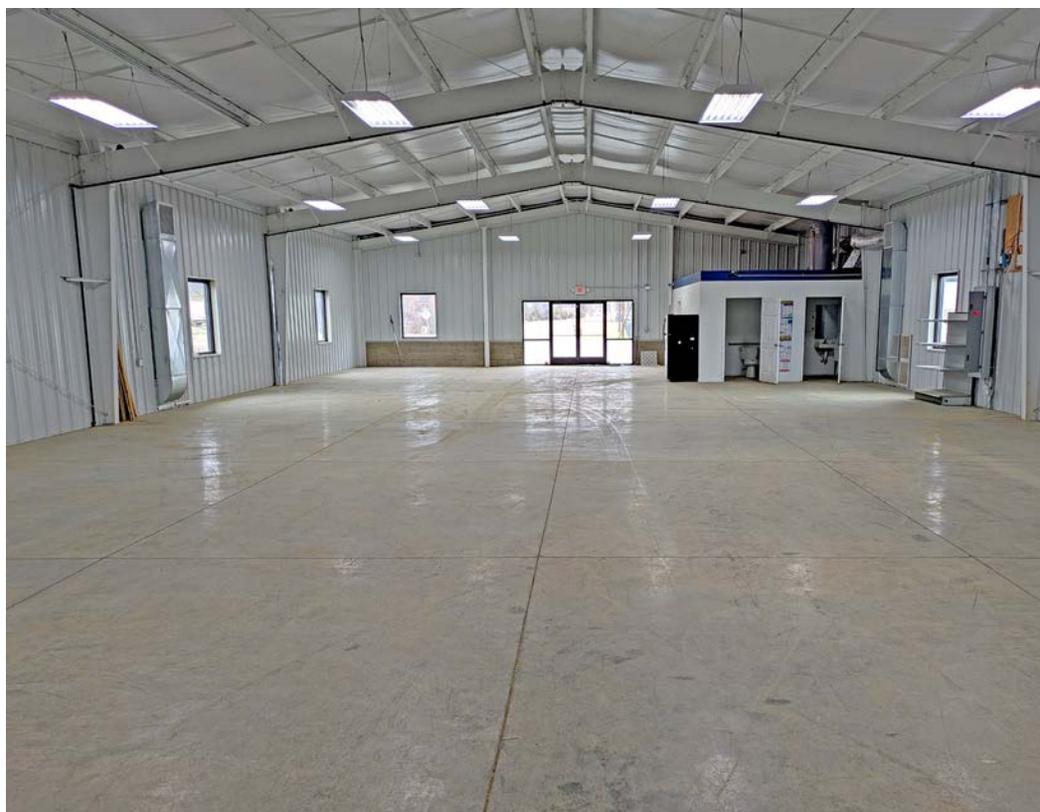
PROPERTY DESCRIPTION

Property	Building 2
Property Address	152 Judge Don Lewis Boulevard
City, State, Zip	Elizabethton, TN 37643
Building Size (SF)	5,000 +/- SF
Warehouse	4,833 +/- SF
Warehouse	234 +/- SF
The interior has one office that is approximately 234 +/- SF with two restrooms.	
Construction	Metal
Year Built	2017

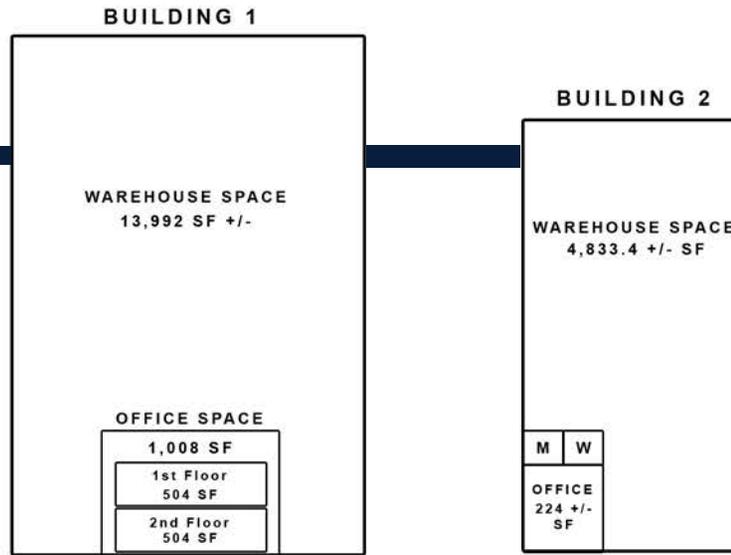
PROPERTY DESCRIPTION

Clear Height	14'-18'
Grade Level Drive-In Doors	1
Door Dimensions	14'x14'
Electric Service	3 Phase
Sprinklered	No
Water	City
Sewer	Septic
Gas	Yes



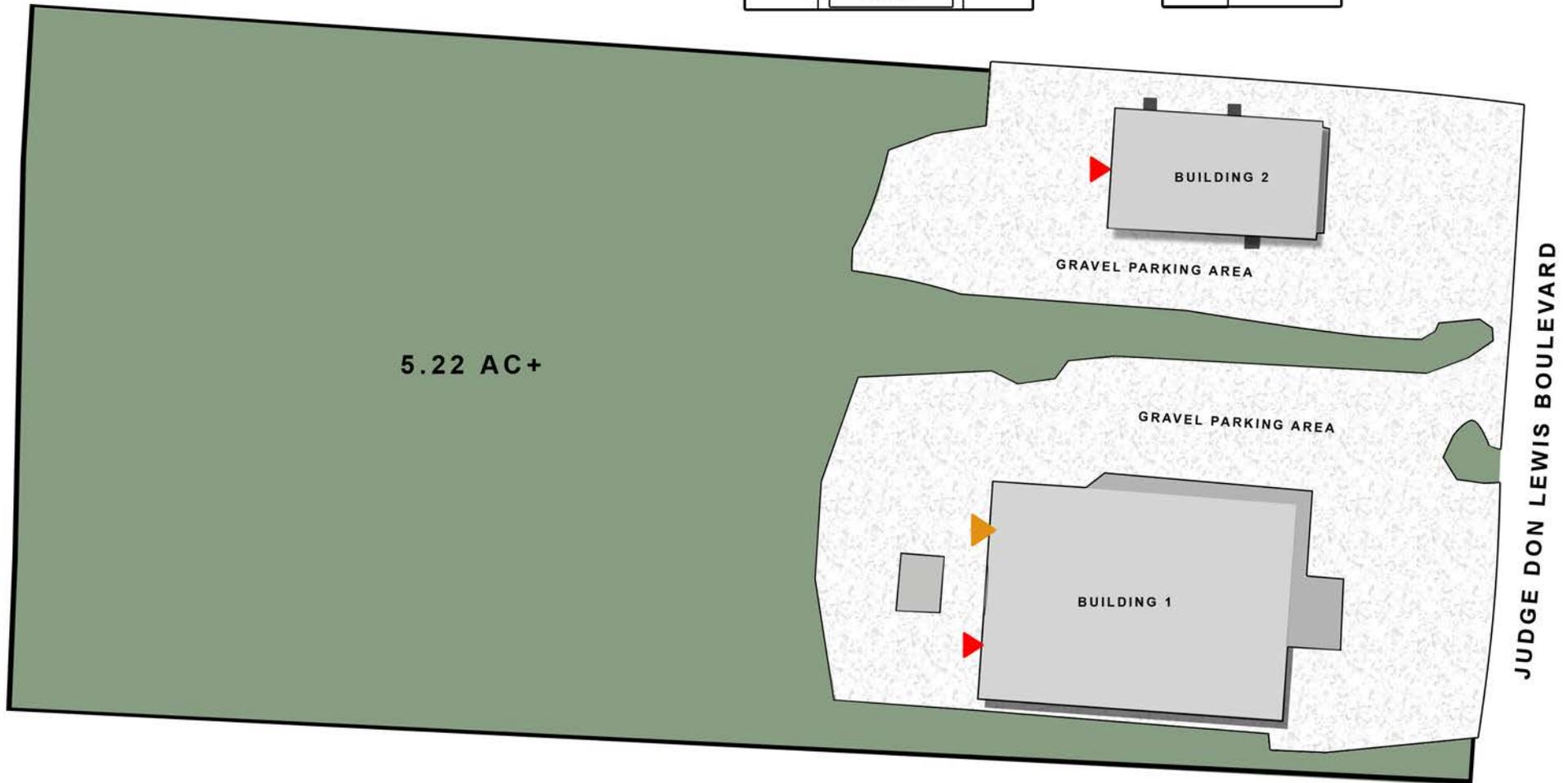


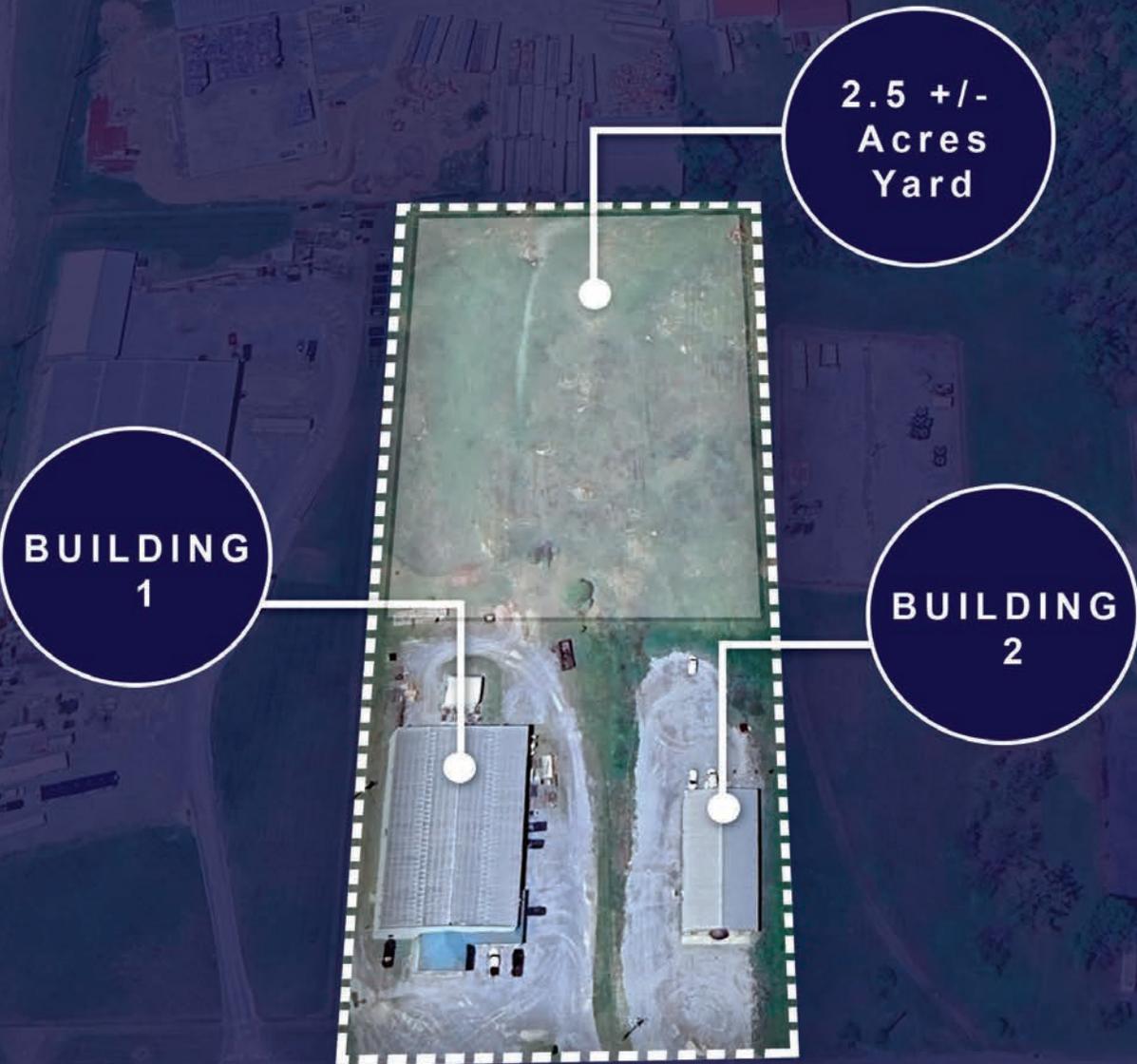
SITE PLAN



DOCK DOOR 

GRADE LEVEL DRIVE-IN DOORS 





OFFERING SUMMARY

150 & 152 Judge Don Lewis Boulevard Elizabethton, TN

PROPERTY DESCRIPTION		THE OFFERING	
Property	Buildings 1 & 2	Purchase Price	\$2,200,000.00
Property Address	150 & 152 Judge Don Lewis Boulevard	Price Per SF	\$110
City, State, Zip	Elizabethton, TN 37643		
Total Building Area	20,000 +/- SF		
Construction	Metal		
Years Built	1996 2017		
Electric Service	3 Phase		
Sprinklered	No		
Water	City		
Sewer	Septic		
Total Acreage	5.219 +/-		
Total Land SF	227,322 +/- SF		
Zoning	M-2, Industrial District		
Road Frontage	320' Feet +/-		



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PARTNERS

EXCLUSIVE OFFERING MEMORANDUM

TN Broker of Record

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