

Flex / Warehouse FOR LEASE

8,500 SF - 79,000 SF CONTIGUOUS

1700 Overhead Bridge Road NE
Cleveland, Tennessee



Property Details

1700 OVERHEAD BRIDGE RD

With prominent access from the Overhead Bridge exit off State Hwy 60, just 3 minutes from I-75 in Cleveland TN, 1700 Overhead Bridge Rd has predominantly 12'8" clear heights throughout the facility and fitted with wet sprinkler fire suppressions systems. The fully fenced property contains four (4) leasable spaces of 8,511 SF - 31,412 SF from front loaded dock doors. This flex warehouse property is highly functional to serve both service, light manufacturing, assembly, or distribution functions with more than 9 AC of adjacent expansion capability.

PROPERTY SUMMARY:

Address:	1680 - 1710 Overhead Bridge Road NE
Lease Asking Rate:	Negotiable
Land Sale Price:	\$85,000 / AC (As-Is)
Outdoor Storage Rate:	\$3,000 / AC / Mo
Total Building Area:	+/- 78,943 SF (SF does not include mezzanine areas)
Property Size:	+/- 15.19 AC (includes development land adjacent to building - +/- 9.15 AC)
Parcel ID:	050J E 001.01; 050J F 001.03; 0500 B 007.00
Zoning:	IL
Year Built:	1968 (User Occupied Since Construction)
Clear Height:	12'8" - 16'8"
Property Type:	Industrial
Property Subtype:	Manufacturing
Parking:	+/- 60
Power:	480v 3 Phase - +/- 4,800 amps



Availability Details



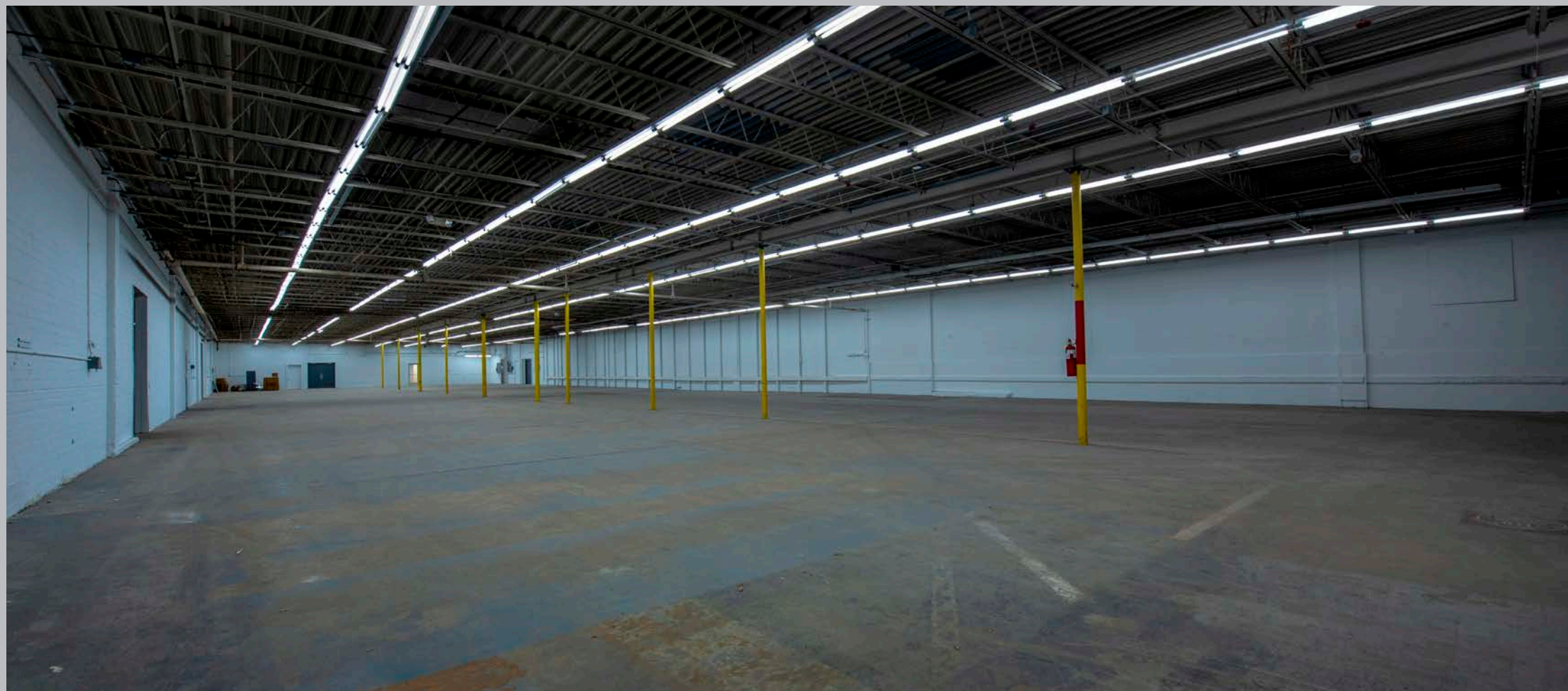
CONVENIENTLY
LOCATED
JUST 3 MINUTES
FROM I-75
IN CLEVELAND, TN



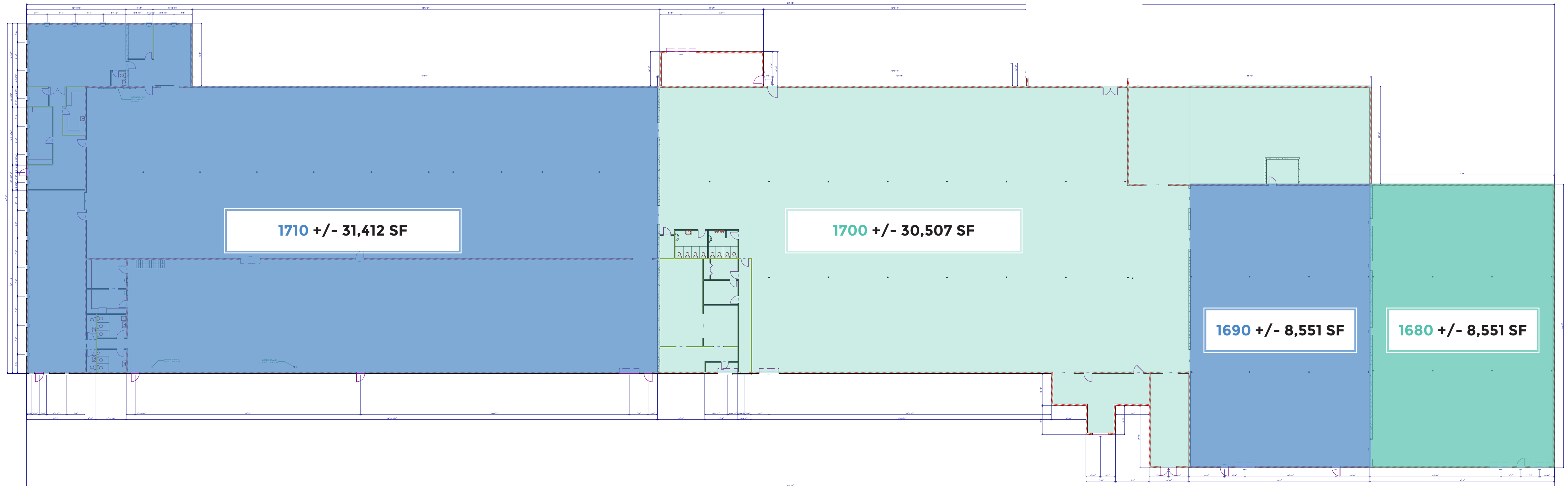
Can be combined to 79,943 SF
*Ability to add more

ADDRESS	SUITE 1680	SUITE 1690	SUITE 1700	SUITE 1710	TOTAL
RSF	8,551 SF	8,551 SF	30,509 SF	31,412 SF	78,943 SF
CLEAR HEIGHT	+/- 12'8"	+/- 12'8"	+/- 12'8"	+/- 12'8"-16'8"	
SPRINKLERS	WET	WET	WET	WET	
LIGHTING	LED	LED	LED	LED	
POWER	480V-3ph	480V-3ph	480V-3ph	480V-3ph	
LOADING	2 DOCKS	1 DOCK	2 DOCKS	2 DOCKS	ADDITIONAL DOCKS AVAILABLE AS REQUESTED

The Interiors



Floor Plan



SCALE: 1" = 20'- 0"

≡ **FOUR WALLS**



WS WilsonSteele
Commercial Real Estate Group, LLC

FOR MORE INFORMATION
SIM WILSON, PRINCIPAL BROKER
SIM.WILSON@WILSON-STEELE.COM
O 423-498-2800 • C 423-336-1086