

Manufacturing / Warehouse **FOR SUBLEASE**

19,280 SF CONTIGUOUS / 6.51 AC (gated & fenced)

1000 Sequoyah Rd
Soddy Daisy, Tennessee



Property Details

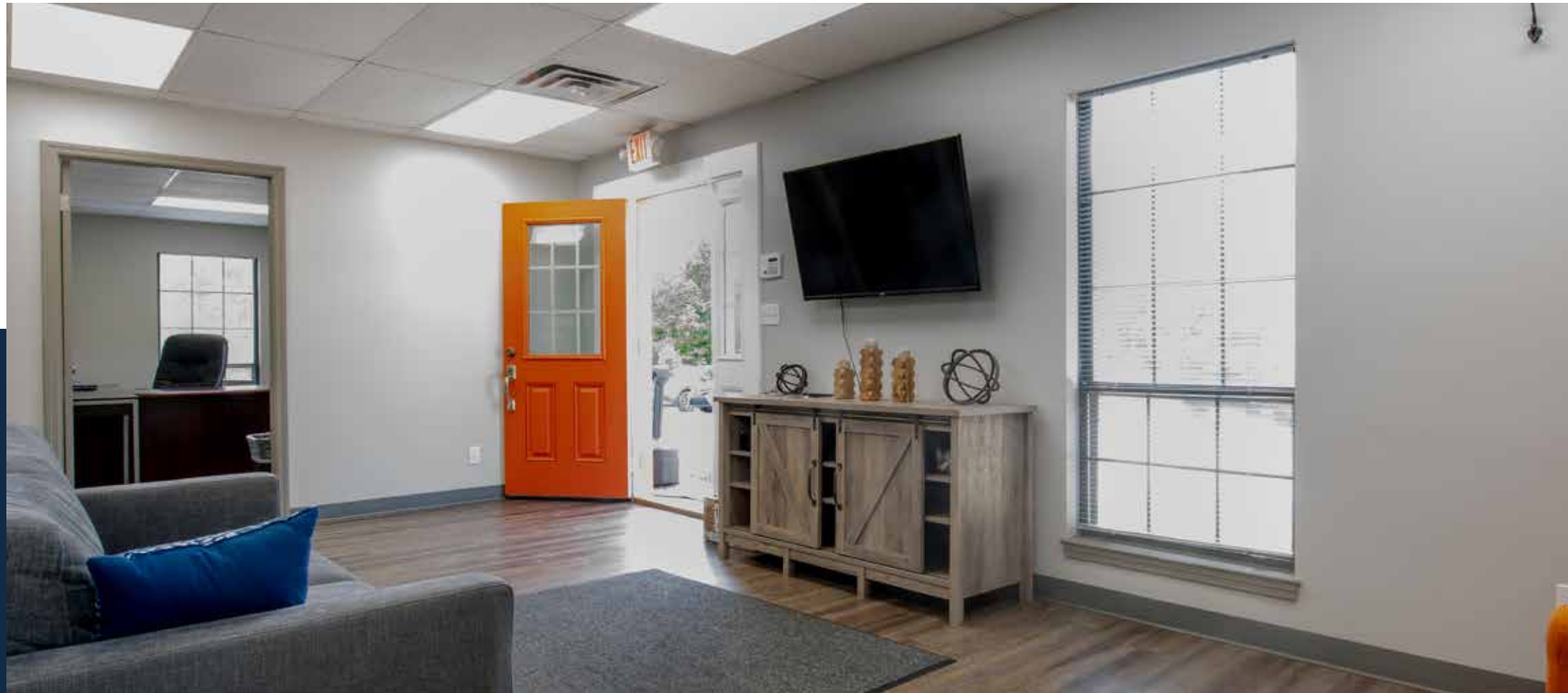
1000 SEQUOYA HRD 1000 Sequoyah is an exception single tenant industrial manufacturing/warehouse, crane served facility located in growing Soddy Daisy with immediate access to US Route 27. This 19,280 SF highly functional, private and flexible fenced and gated facility was renovated in 2023. 1000 Sequoyah offer 3 phase power, three (3) 5-ton gantry cranes, distributed compressed air, four (4) drive-in doors and one (1) dock high shipping and receiving door with ample +/- 200 access apron, all situated on 6.53 private acres with exceptional lay down yard and/or truck/trailer/equipment parking. Office areas are efficient and fully renovated with luxury vinyl plank flooring, three private offices, reception, locker area, production office and breakroom.

PROPERTY SUMMARY:

Address:	1000 Sequoyah Rd
Lease Asking Rate:	\$7.95 PSF NNN
Total Building Area:	19,280 SF (SF does not include mezzanine areas)
Property Size:	6.4 AC (Gated & Fenced)
Parcel ID:	066M-D-016
Zoning:	M-1
Year Built:	1984 (Renovated in 2023)
Clear Height:	19'
Property Type:	Industrial
Property Subtype:	Manufacturing
Gantry Cranes:	Three (3) 5-Ton
Power:	480v 3 Phase - +/- 1,200 amps



The Interiors

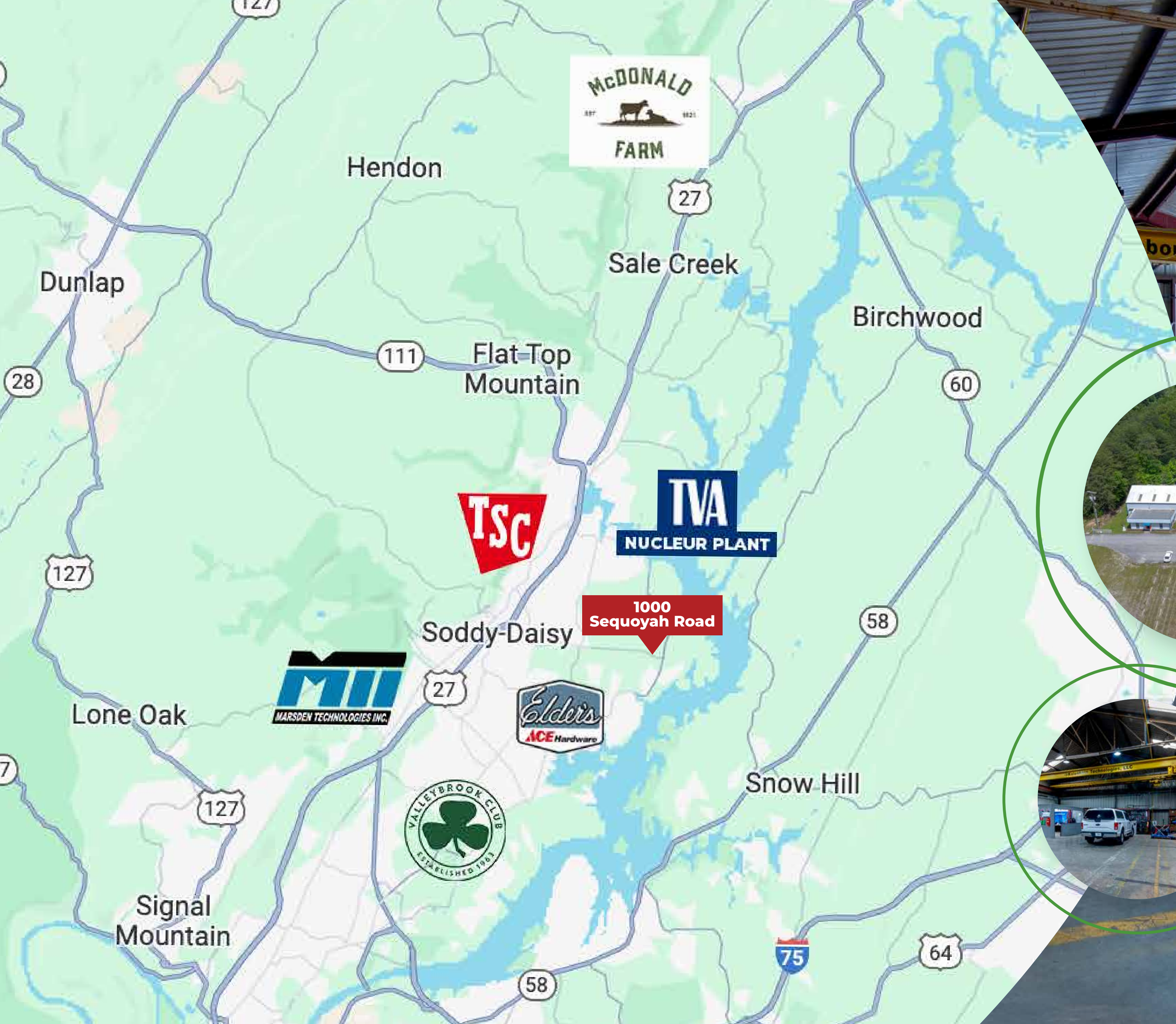


Site Plan



Floor Plan





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