



INDUSTRIAL FOR SALE OR LEASE

CBRE

115 Franklin Rd
Oak Ridge, TN 37830

Property Details

SALE: \$7,200,000

LEASE: \$5.95 PSF/NNN

Location Information

Street Address	115 Franklin Rd
City, State, Zip	Oak Ridge, TN 37830
County	Anderson
Nearest Highway	TN-95 - 1 mile
Nearest Airport	McGhee Tyson Airport - 25.3 miles 29 mins

Building Information

Available SF	114,080 SF
Office SF	13,612 SF
Acreage	9.9 acres
Buildings on-site	5
Loading	3 Dock doors 9 Grade Level Doors
Cranes	13
Ceiling Height	Up to 41'4"
Power	Up to 1,600 amps
Fire Protection	Yes - Buildings 1 and 4
Floors	6" - 10" Reinforced Concrete
Security	Fully Fenced



Property Description

Multiple Buildings with Varied Features: The 114,080 SF property includes five distinct buildings, each with unique characteristics. The multi-building campus offers flexibility and is well-suited for industrial users needing extensive manufacturing, fabrication, warehouse space and outdoor storage, and benefits from convenient access to major roadways TN-95 and TN-62.

Substantial Office Space: Building 1 incorporates 13,612 SF of office space, complete with 12 private offices, a conference room, and a break room. The significant amount of dedicated office space combined with extensive warehouse/ industrial floor area allows for seamless integration of administrative and operational functions on-site.

Significant Clear Height and Large Doors: Building 1 features high eaves (39'6") and peak height (41'4"), along with 1 drive-in dock (70'6"x58'6"), 2 airplane hangar doors (30x20, 30x30), 1 large roll-up door (20'x19'), and interior loading dock. Building 2 has 2 roll-up doors (16'x9'); Building 3 has 1 roll-up door (18'x12') and Building 4 has 3 (25'x26.5') and 1 (12'6"x14'6") roll-up door. This property is well equipped to accommodate oversized vehicles, flat bed trailer loading, heavy equipment, or specialized processes requiring significant vertical clearance and wide access points.

Diverse Crane Capacity: Building 1 boasts an impressive array of cranes, including (1) 3-ton, (3) 5-ton, (2) 8-ton, and (1) 15-ton crane. Building 2 has (1) 2-ton crane and Building 4 includes (4) 5-ton cranes.

Fenced Property with Truck Scale: The entire 9.9-acre property is fenced and includes a truck scale, providing enhanced security, controlled access, and efficient management of incoming and outgoing freight.

Robust Infrastructure: Built to withstand demanding industrial operations with reinforced concrete floors, heavy asphalt paving, and high amperage electrical services.

Note: Cell phone tower is not included.



Photo Gallery



115 FRANKLIN ROAD

Demographics

5 MILES

39,190

2024 Population

1,607

2024 Businesses

\$93,274

2024 Average Household Income

10 MILES

146,995

2024 Population

4,922

2024 Businesses

\$116,014

2024 Average Household Income

15 MILES

376,553

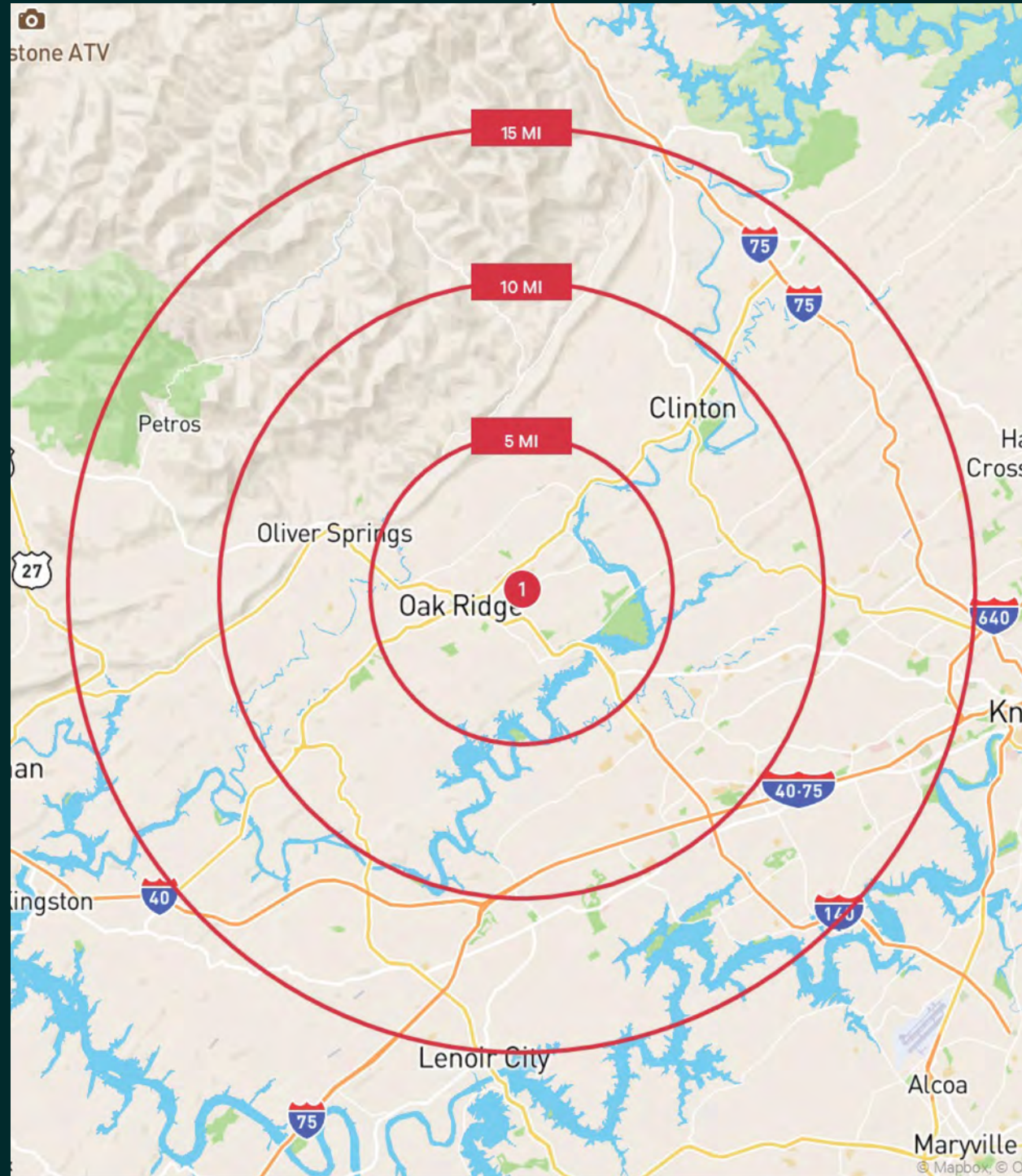
2024 Population

13,757

2024 Businesses

\$121,753

2024 Average Household Income



115 FRANKLIN ROAD

Meet the Team



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