

JPS REALTY PARTNERS
ECONOMIC & COMMUNITY DEVELOPMENT SITES
FOR LEASE

+/- 19,107 S.F. WAREHOUSE/OFFICE

*1438 Highway 96
Burns, TN 37029*



Located 9.5 miles to Interstate 40 and less than 1.2 miles to Highway 70.

For More Information Please Contact:
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DISCLAIMER: The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.

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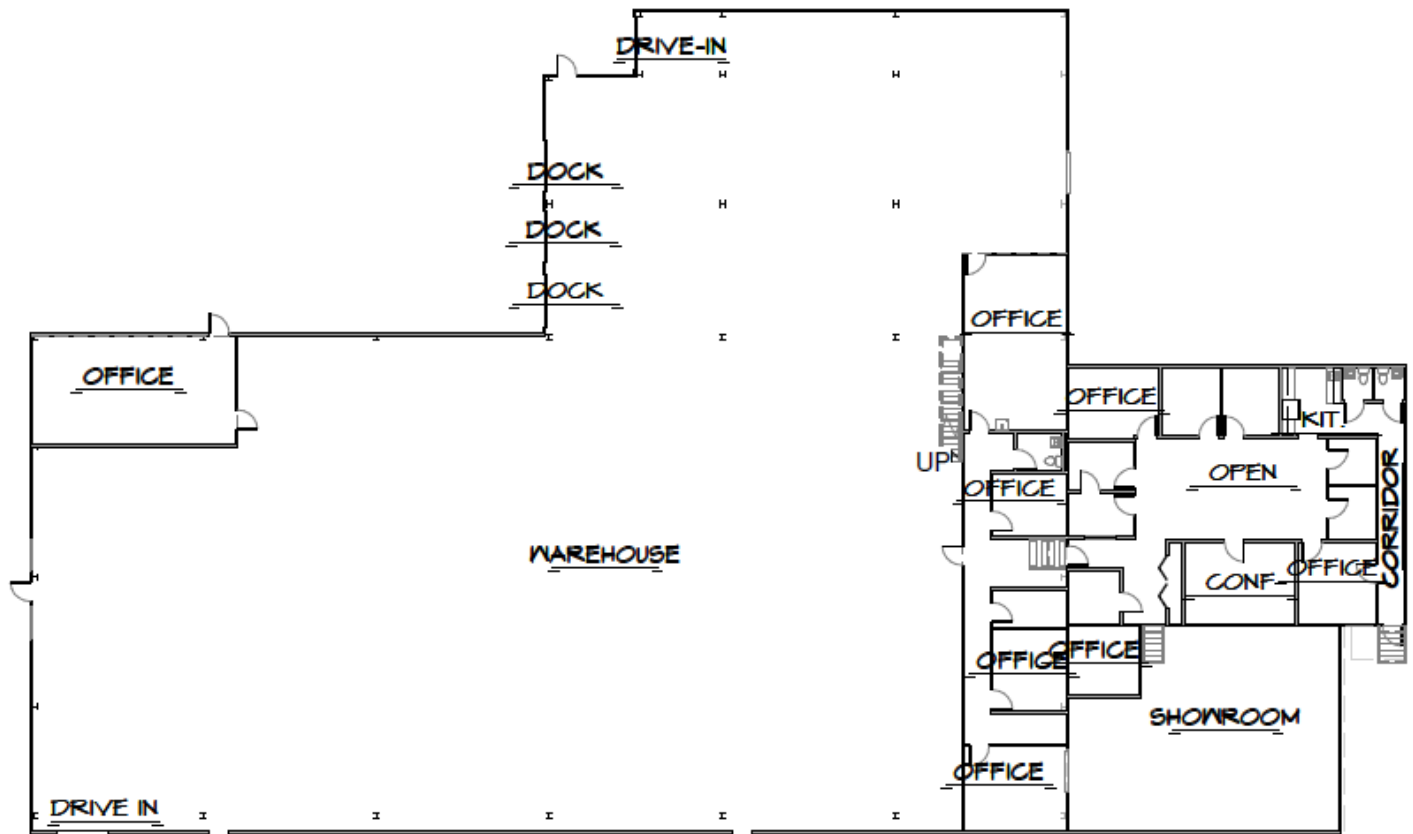
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BUILDING PLAN



Building Specifications:

+/- 15,787 SF fully insulated warehouse with two (2) wall fans and two (2) wall vents.

+/- 1,971 SF office includes a reception area, kitchen, multiple offices, two (2) restrooms, conference room, etc...

+/- 1,349 SF Showroom.

Two (2) Drive-In doors and three (3) Dock doors with levelers.

Five (5) ceiling mounted gas heaters in the warehouse.

24 metal halide lights and 14 skylights.

Warehouse has +/- 19' eaves up to +/- 22' ceiling clear heights in the warehouse.

Has 3-Phase electrical power.

Property is zoned B-3, Highway Commercial District.

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