

Industrial Property For Lease

PUTNAM COUNTY MANUFACTURING FACILITY | 100,000SF Manufacturing facility, Cookeville, TN



OFFERING SUMMARY

Lease Rate:	\$6.00 - 8.00 SF/yr (NNN)
Building Size:	151,812 SF
Available SF:	18,988 - 129,635 SF
Lot Size:	21.71 Acres
Number of Units:	3
Year Built:	1974
Zoning:	LM

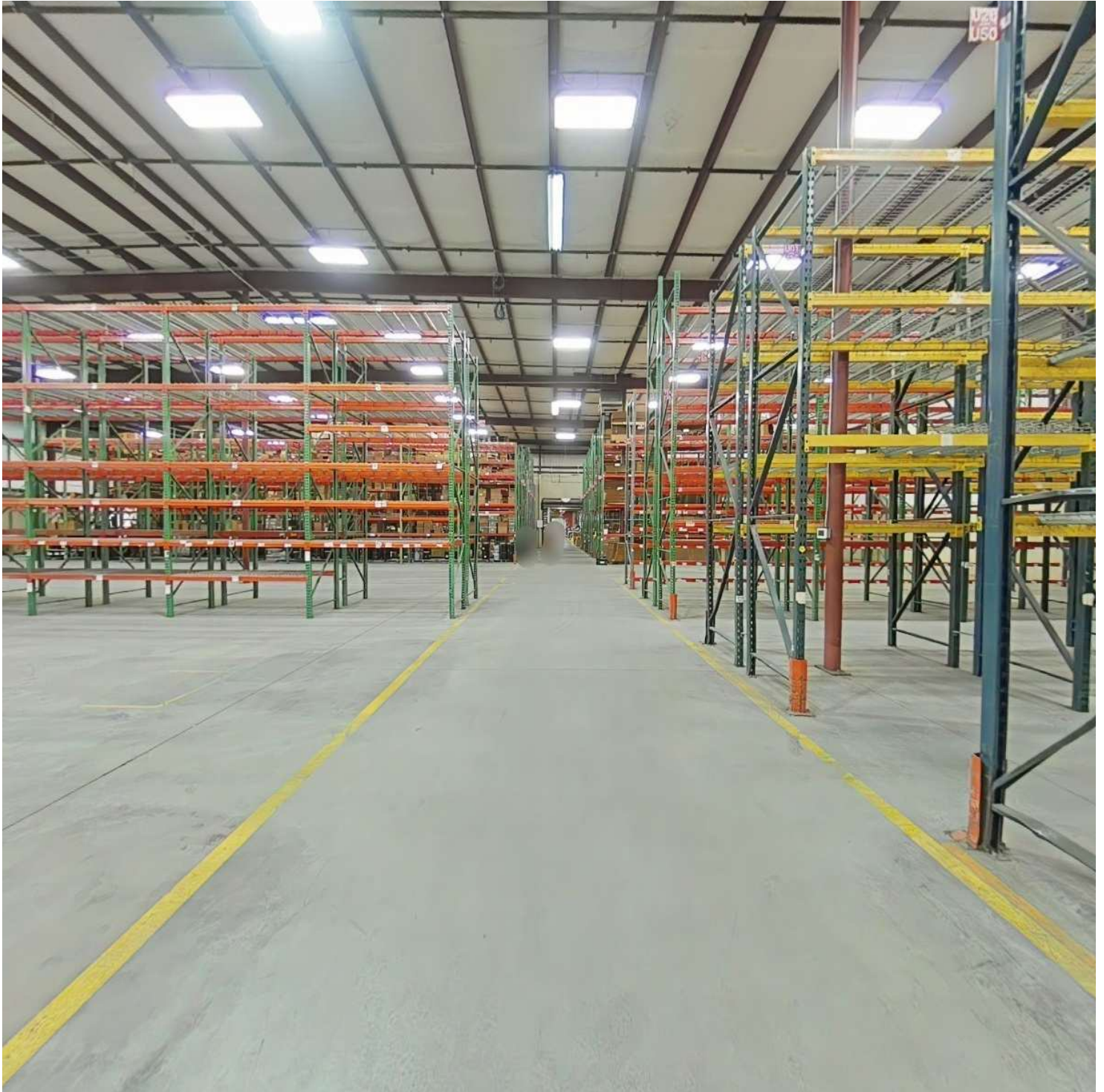
PROPERTY OVERVIEW

The climate controlled manufacturing facility is available in 18,000SF to 100,000SF in a phased approach. The ceiling height varies ranging from 20'- 28'. There are multiple 480 volt 3 phase service entrances throughout the facility with sealed concrete floors. The updated office delivers an upscale corporate presentation with all of the amenities of a premium manufacturing facility.

PROPERTY HIGHLIGHTS

- - Up to 100,000 SF of available space
- - Ample parking for storage and employees
- - Versatile layout for customizable use
- - Modern facilities and infrastructure
- - Convenient access for logistics and transportation
- - High ceilings 20'-28'
- - Meticulously maintained manufacturing facility
- - Flexible lease terms

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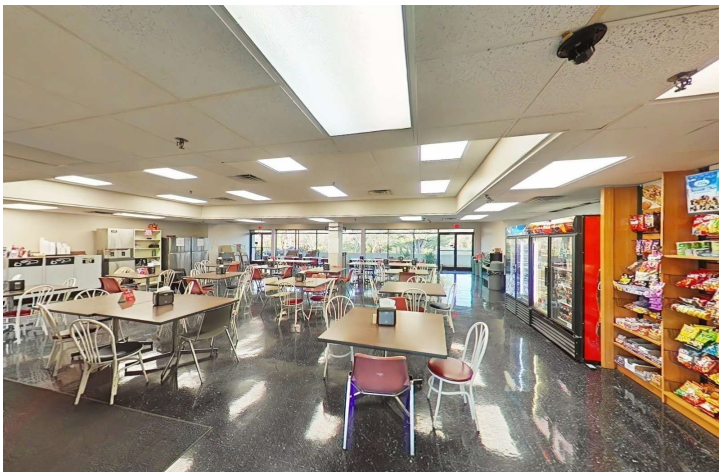
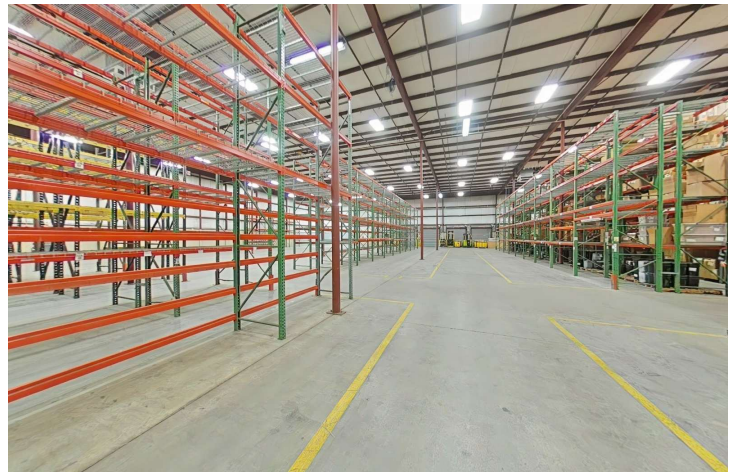
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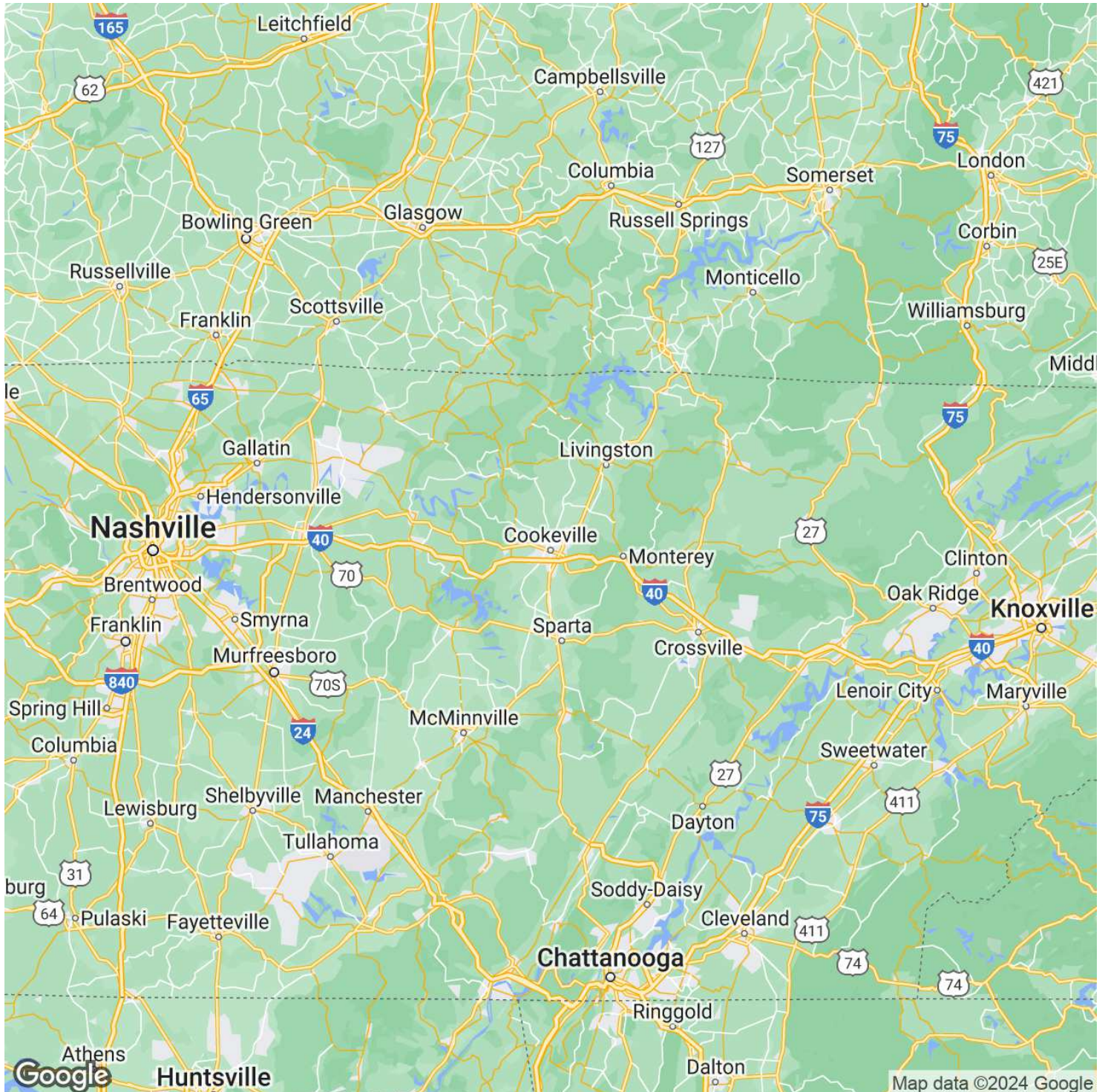
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POPULATION	10 MILES	50 MILES	200 MILES
Total Population	81,996	550,352	22,750,843
Average Age	40	43	41
Average Age (Male)	38	42	39
Average Age (Female)	41	44	42

HOUSEHOLDS & INCOME	10 MILES	50 MILES	200 MILES
Total Households	33,146	220,099	8,910,553
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$81,946	\$78,712	\$97,669
Average House Value	\$307,813	\$277,537	\$333,701

Demographics data derived from AlphaMap

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