

# FOR SALE OR LEASE

±50,878 SF INDUSTRIAL DISTRIBUTION FACILITY

CHARLES  
HAWKINS CO.

Commercial Real Estate Services



400 S. ANDERSON ST.  
TULLAHOMA, TN

**Paul M. Myers, CCIM, SIOR**  
**Senior Vice President**  
C: (615) 598-4848  
pmyers@charleshawkinsco.com

**Robert Stout, SIOR**  
**Shareholder, First Vice President**  
C: (615) 397-3138  
rstout@charleshawkinsco.com

**Kevin Irwin, SIOR**  
**Senior Vice President**  
C: (407) 408-5676  
kirwin@charleshawkinsco.com

**McNeill Stout**  
**Vice President**  
C: (615) 403-8034  
mstout@charleshawkinsco.com

**Exclusively Listed By:**  
**Charles Hawkins Co.**  
O: (615) 256-3189  
www.charleshawkinsco.com



# PROPERTY SPECIFICATIONS

AVAILABLE | ±50,878 SF on ±2.37 Acres  
TYPE | Industrial Distribution Facility  
LOCATION | Located in downtown Tullahoma



CHARLES HAWKINS CO.

## Space Specifications

**Office** ±7,878 SF

**Mezzanine** Additional mezzanine space

**Dock-High Doors** (8) Dock doors with levelers

**Drive-in Doors** (1) 14' x 18' (1) 10'x12' Drive-in doors

**Lighting** LED warehouse lighting

**Clear Height** 13' – 16'5"

**Sprinkler** Wet sprinkler system (fully sprinklered)

**HVAC** Gas Heat  
±25,000 SF of warehouse is temp controlled

### Additional Information:

- Prior Coors distribution facility
- Extremely well maintained
- Additional outdoor storage available
- Walk-in cooler available

SALE PRICE **\$5,950,000**

LEASE RATE **\$7.95/ SF NNN**

OPERATING EXPENSE: \$0.96 /SF

Taxes \$0.34 /SF, Insurance: \$0.38 /SF, 3% mgmt Fee



[www.charleshawkinsco.com](http://www.charleshawkinsco.com)



# PHOTOS





# PHOTOS

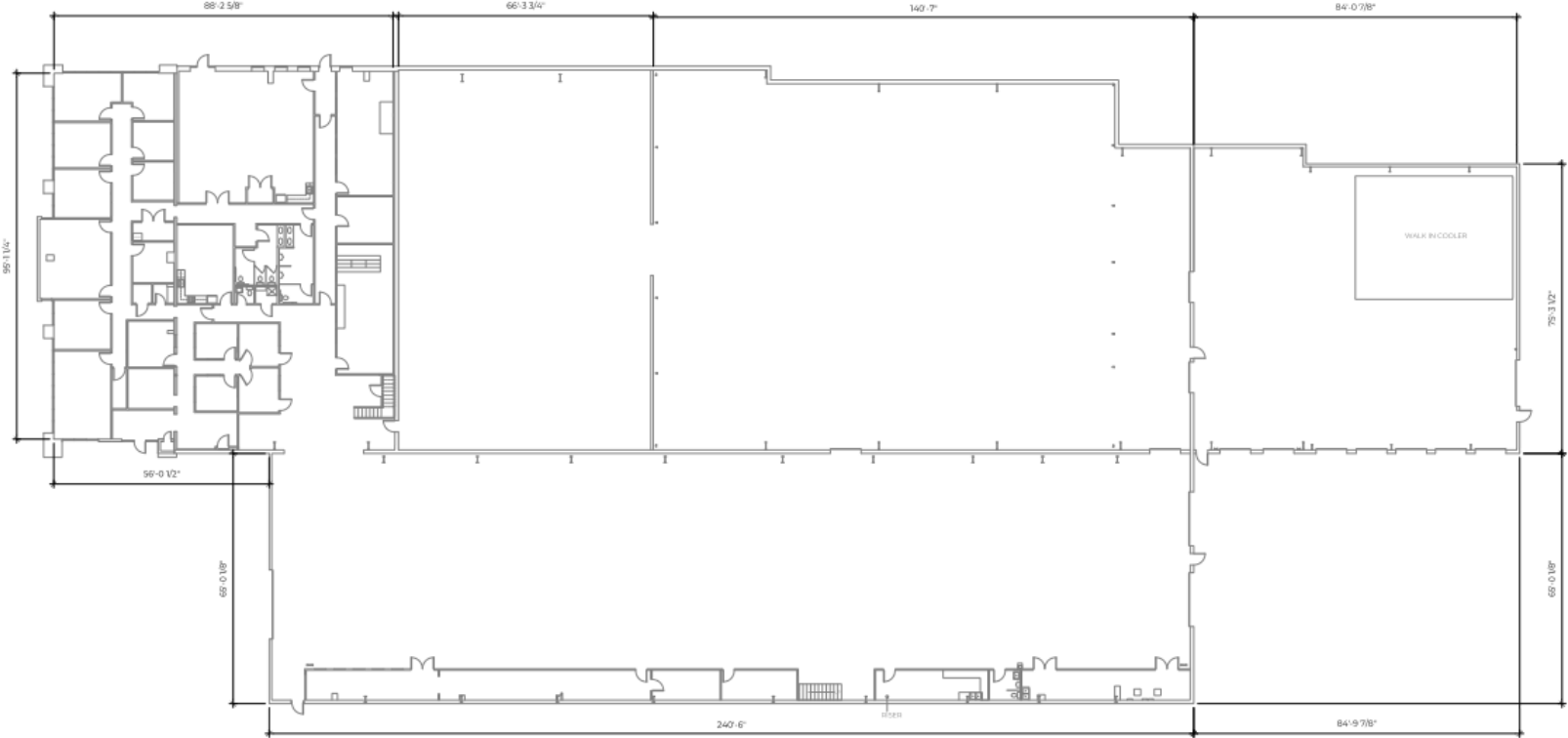




# LOCATION AERIAL



# FLOOR PLAN



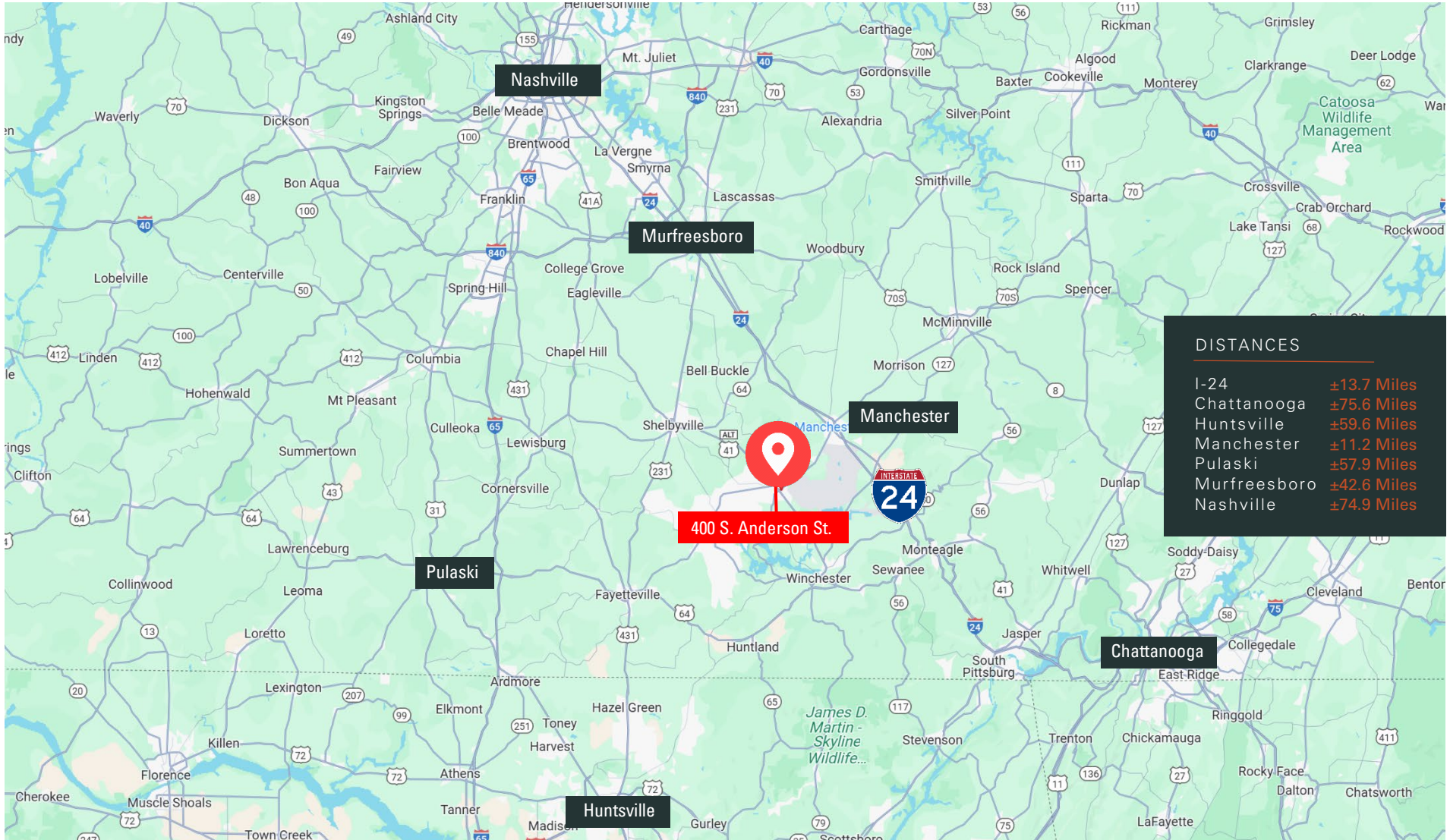
**SORCI DESIGN GROUP**  
interior commercial architecture

PROJECT: 400 S ANDERSON  
400 S ANDERSON ST, TULLAHOMA, TN  
RE: ASB  
SCALE: NTS

DATE: 3/4/2025  
JOB #: 12034-000



# LOCATION MAP



## TULLAHOMA HIGHLIGHTS



Images & data provided by ESRI

### POPULATION

	City	County
2010 (Census)	18,659	52,796
2020 Population	20,122	56,322
2020 Median Age	42.5	41.4
2025 Population Projection	20,871	58,177
Annual Growth Rate (2020-2025 Projected)	0.73%	0.65%

Source: ESRI

### SELECTED ECONOMIC INDICATORS

#### 2019 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	25,749	286,218
Employment	24,891	277,892
Unemployment	858	8,326
Unemployment Rate	3.3%	3.4%

\* Labor Market Area is defined as Bedford, Cannon, **Coffee**, Franklin, Grundy, Moore, Rutherford and Warren Counties in Tennessee.

#### 2020 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	2.3%
Construction	6.7%
Manufacturing	27.8%
Wholesale Trade	1.1%
Retail Trade	9.6%
Transportation/Utilities	5.1%
Information	0.7%
Finance/Insurance/Real Estate	4.0%
Services	37.3%
Public Administration	5.4%

Source: ESRI

### MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (55+ employees)

Firm	Product or Service	Total Employees
Arnold Engineering Development Complex	Aerospace development & testing	3,211
TE Connectivity	Electrical Connectors for transportation	350
Cubic Transportation Systems	Auto. Revenue Collection Devices	292
JSP International	Engineered Plastic Foam	175
Wisco Envelopes Co., Inc.	Envelopes and Letterhead	170
Schmiede Corporation	Precision Machinery	151
Sonoco Corporation	Custom Moulded Packaging	150
Coca-Cola Bottling Works	Soft Drink Bottling Services	118
TN Apparel Corp.	Clothing	86
Tullahoma Industries	Government Apparel	55

### TRANSPORTATION

The Tullahoma Municipal Airport has been recognized as a winner of the Tennessee Aeronautic's Division "Red Carpet Award" and has state of the art facilities, including a new, modern terminal. It has three runways including one that is 5,500 ft. long, capable of handling all types of corporate jet aircraft. A variety of VOR, GPS, and NDB instrument approaches are published for both paved runways and offer the lowest GPS approach ceiling and visibility minimums in this region of Tennessee. The airport is home to over 142 based aircraft and has 30,00 flight operations each year, making it one of the busiest small airports in the state of Tennessee.

#### CSX Operations

Operates and maintains 1,572 miles of track

Annually handles approximately 1,500,000 carloads of freight in TN

- Tullahoma Chamber of Commerce



**400 S. Anderson St.**  
Tullahoma, TN



**Paul M. Myers, CCIM, SIOR**  
**Senior Vice President**  
C: (615) 598-4848  
pmyers@charleshawkinsco.com

**Robert Stout, SIOR**  
**Shareholder, First Vice President**  
C: (615) 397-3138  
rstout@charleshawkinsco.com

**Kevin Irwin, SIOR**  
**Senior Vice President**  
C: (407) 408-5676  
kirwin@charleshawkinsco.com

**McNeill Stout**  
**Vice President**  
C: (615) 403-8034  
mstout@charleshawkinsco.com

**CHARLES  
HAWKINS CO.**

O: (615) 256-3189  
[www.charleshawkinsco.com](http://www.charleshawkinsco.com)