

# 1237 KNOXVILLE HWY

WARTBURG, TN 37887



**NEWMARK**

**SVN**  
COMMERCIAL REAL ESTATE ADVISORS



PROPERTY SUMMARY



PROPERTY OVERVIEW

Located on 4.53 acres along Knoxville Hwy in Wartburg, TN, this climate-controlled Industrial property offers 24,960 SF of space for manufacturing, assembly or storage needs. The warehouse features clear heights ranging from 12' to 18', three grade-level doors, 3-phase power, and LED lighting throughout. The 2-story office area includes five private offices, a conference room, reception area, a break room with a kitchenette, and three restrooms. The property also features a large laydown yard in the rear, two outdoor covered storage spaces, and security cameras.

OFFERING SUMMARY

BUILDING SIZE:	24,960 SF
LOT SIZE:	4.53 Acres
PRICE:	\$975,000 .00
YEAR BUILT:	1984
ZONING:	B2

PROPERTY HIGHLIGHTS

- 12'-18' Clear Height
- 2-Story Office Space
- 100% Climate Controlled
- 3 Grade Level Doors
- 480 V 3 Phase Power, 1,041 Amps
- Pneumatic Air Lines
- Paved Yard
- Security Cameras
- Two (2) 2.5" Natural Gas Lines
- LED Lighting in Production Areas

PROPERTY SUMMARY



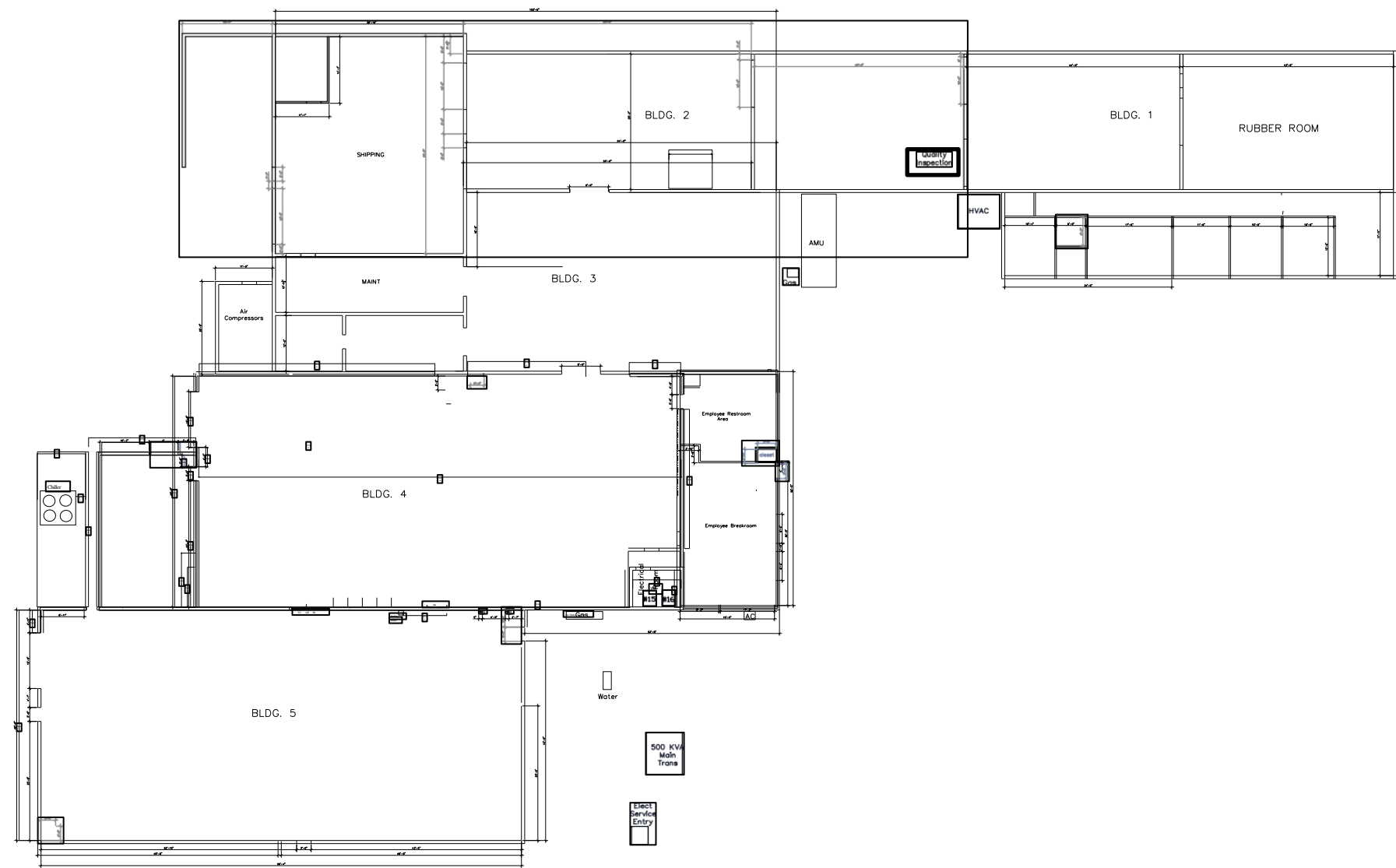
LOCATION INFORMATION

STREET ADDRESS	1237 Knoxville Hwy
CITY, STATE, ZIP	Wartburg, TN 37887
COUNTY	Morgan
MARKET	Morgan County
SUB-MARKET	Wartburg
CROSS-STREETS	Knoxville Hwy & Morgan County Hwy

BUILDING INFORMATION

BUILDING CLASS	B
OCCUPANCY %	0.0%
TENANCY	Single
MAX CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	12 ft
NUMBER OF FLOORS	1
YEAR BUILT	1984

BUILDING LAYOUT





PROPERTY SUMMARY



LOCATION INFORMATION

BUILDING NAME	Former Bodycote Facility Wartburg, TN
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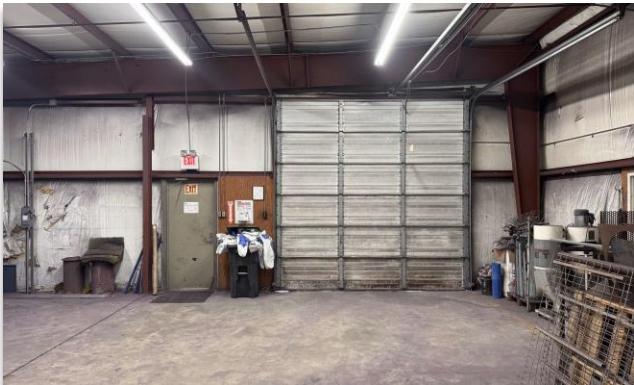
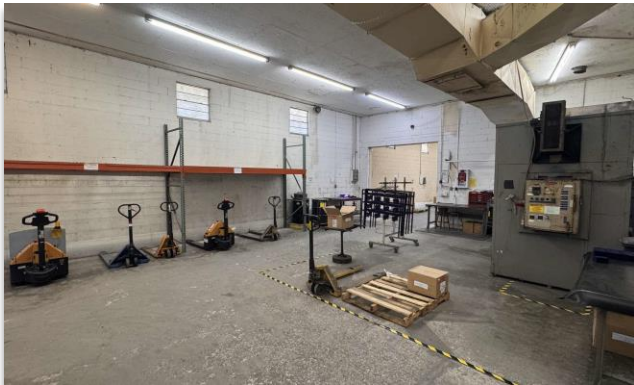
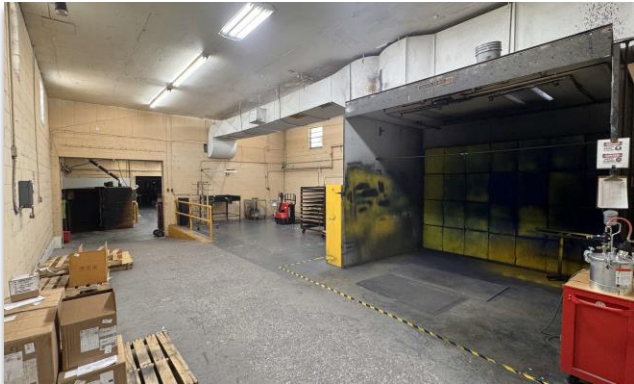


EXTERIOR PHOTOS



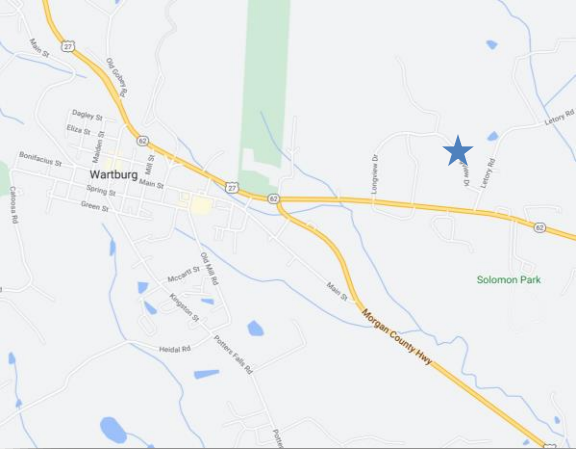


INTERIOR PHOTOS





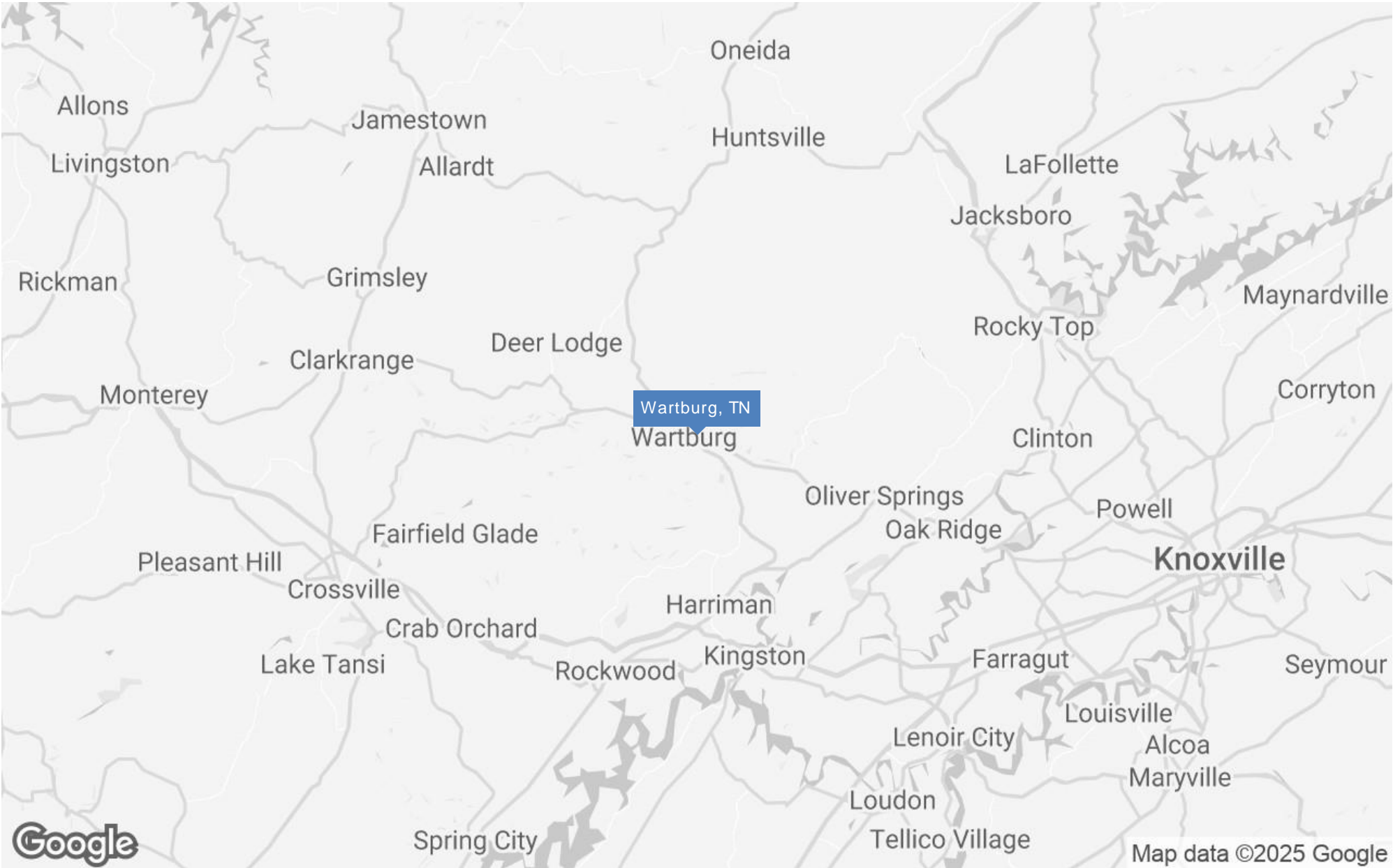
LOCATION MAP



1237 Knoxville Hwy Wartburg, TN 37887



REGIONAL MAP



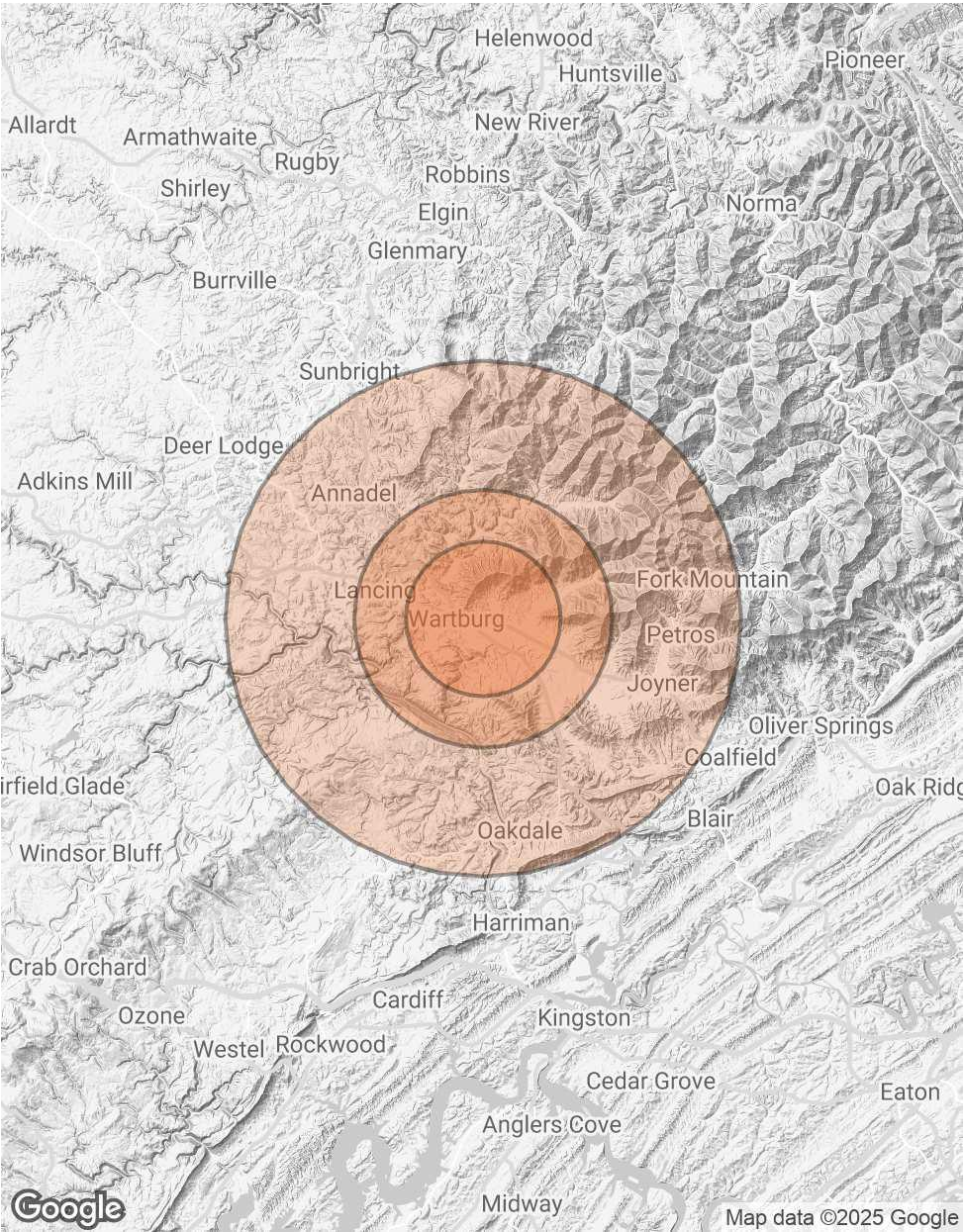


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,454	7,766	15,951
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,551	2,318	5,569
# OF PERSONS PER HH	3.5	3.4	2.9
AVERAGE HH INCOME	\$71,026	\$73,127	\$75,782
AVERAGE HOUSE VALUE	\$171,189	\$175,488	\$184,951

Demographics data derived from [AlphaMap](#)







*For Additional Information, Please Contact:*

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