

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



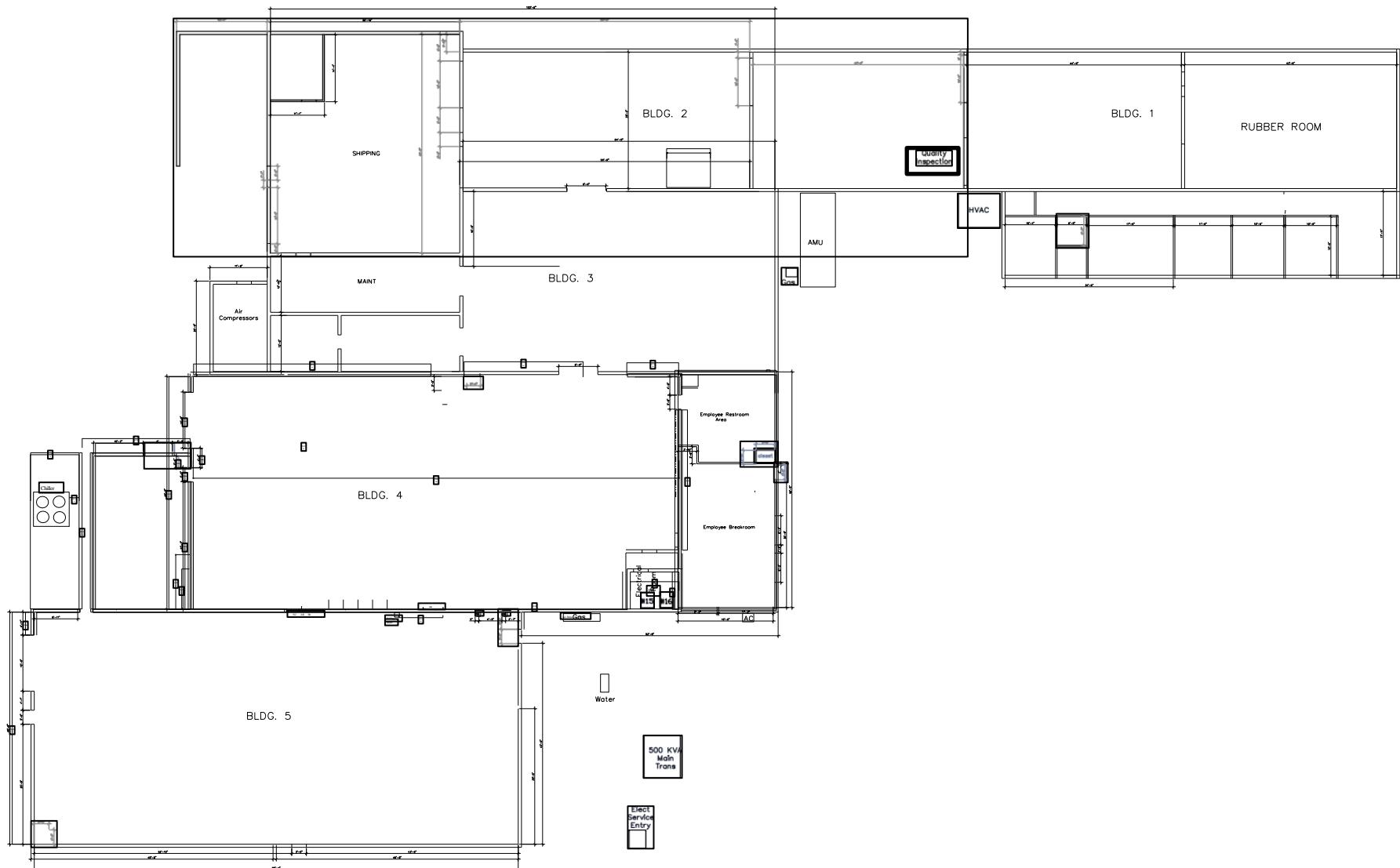
LOCATION INFORMATION

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
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

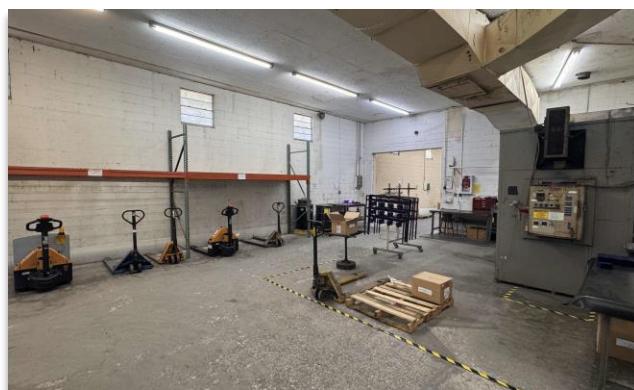
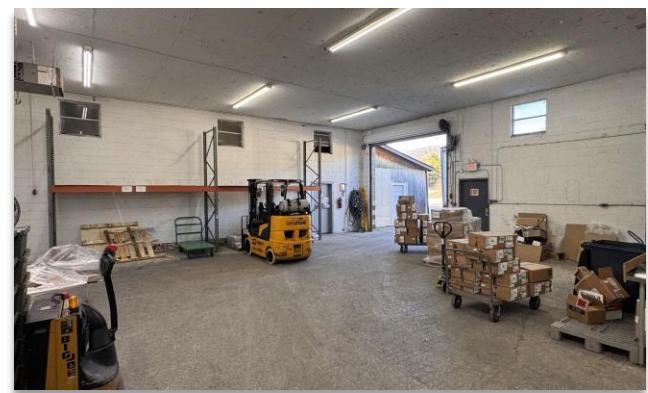
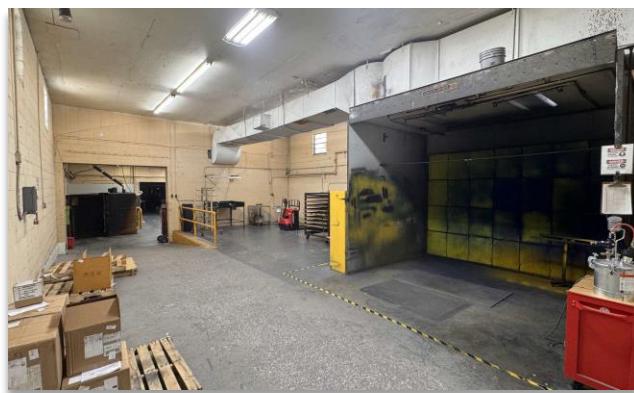
BUILDING CLASS	B
OCCUPANCY %	0.0%
TENANCY	Single
MAX CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	12 ft
NUMBER OF FLOORS	1
YEAR BUILT	1984



EXTERIOR PHOTOS



INTERIOR PHOTOS



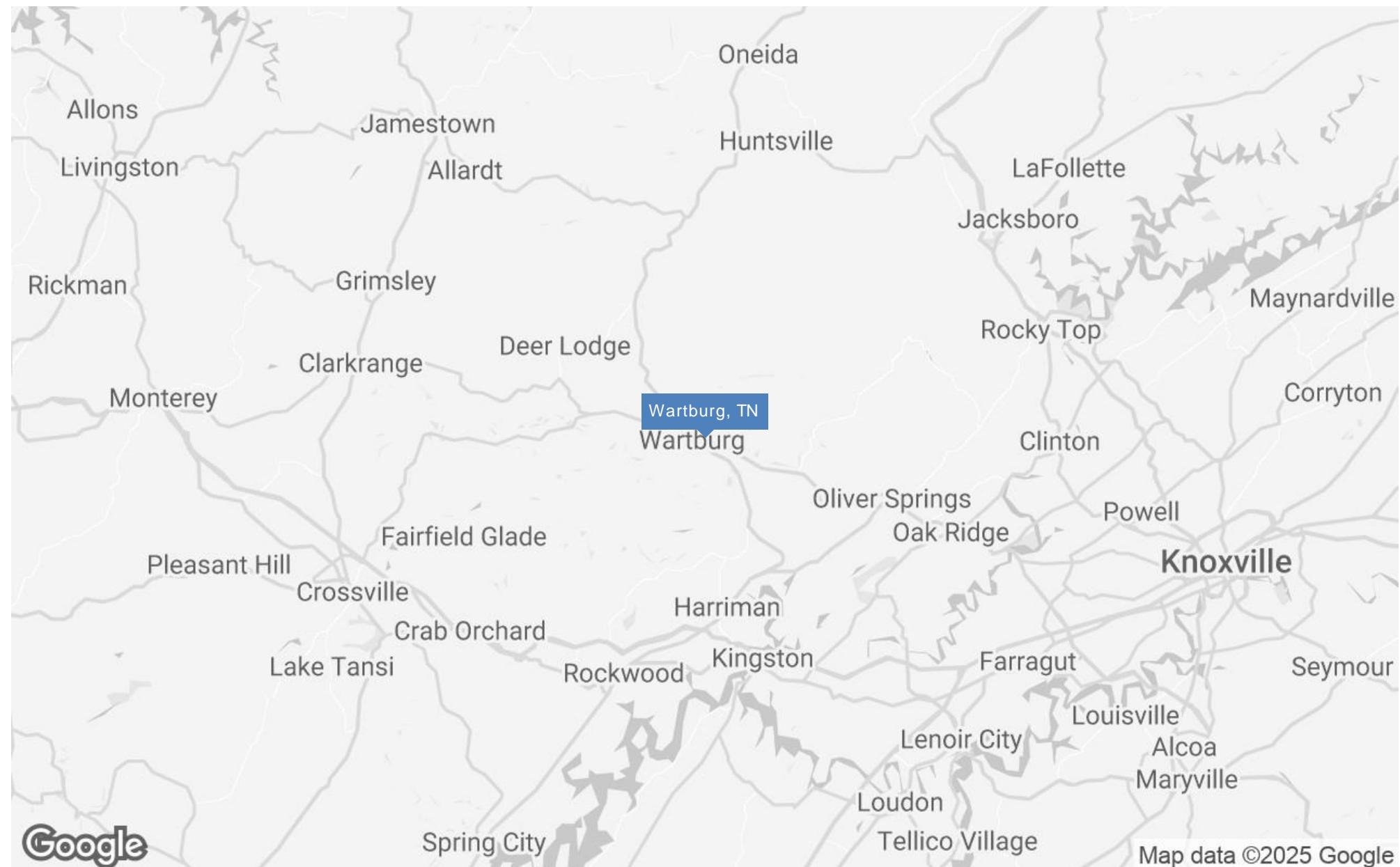
LOCATION MAP



1237 Knoxville Hwy Wartburg, TN 37887

NEWMARK | SVN 8

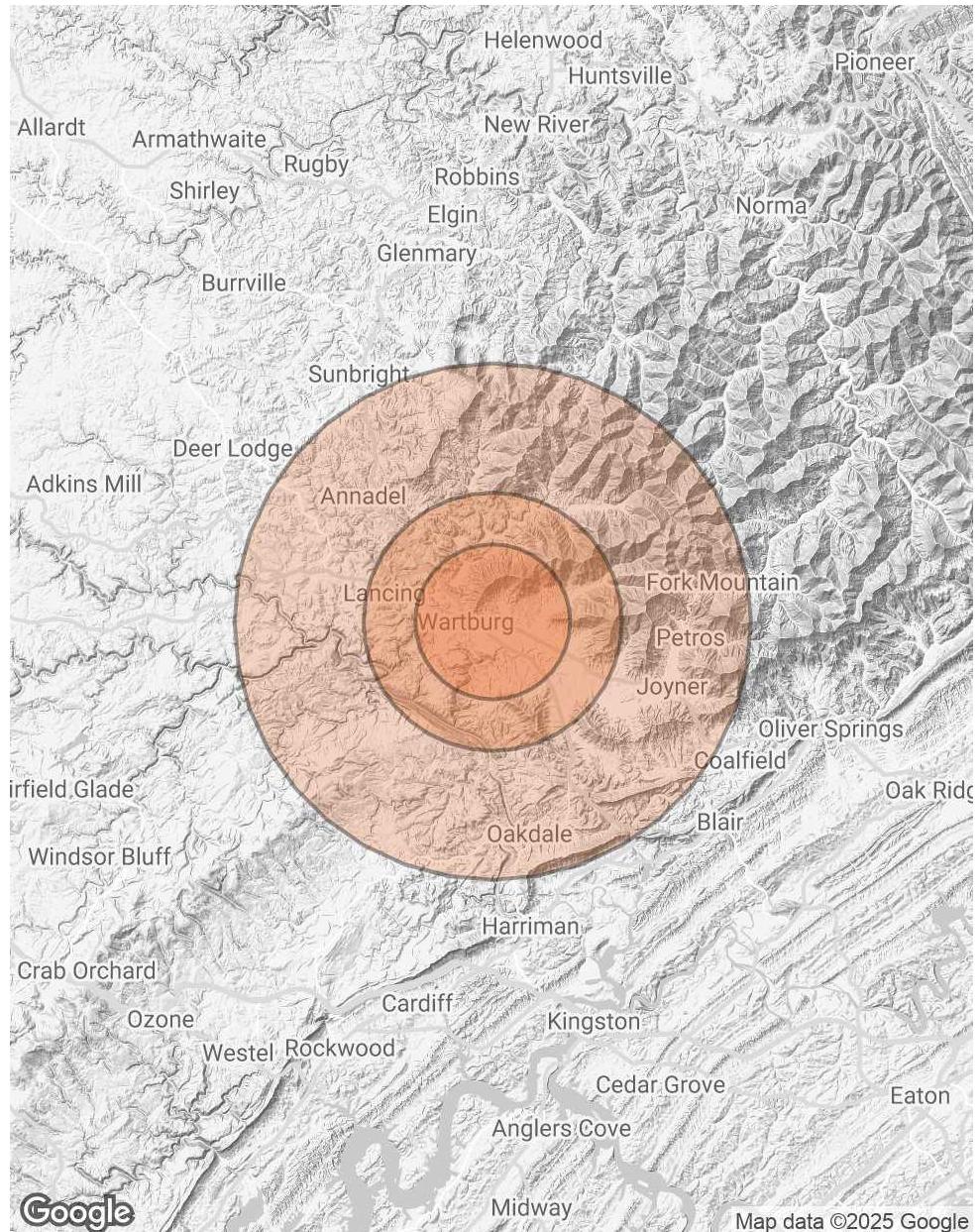
REGIONAL MAP



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:

Garrett Gibbons
Managing Director
NEWMARK
972-715-4376
Garrett.Gibbons@nmrk.com

Matthew Strother
Associate Advisor
SVN Wood Properties
865-309-6272
Matthew.Strother@svn.com

Tyler Durand
Associate Advisor
SVN Wood Properties
865-776-5662
Taylor.Durand@svn.com

NEWMARK
 **SVN**
COMMERCIAL REAL ESTATE ADVISORS