WilsonSteele
Commercial Real Estate Group, LLC

# Manufacturing / Warehouse

# FOR LEASE

## 43,412 - 96,378 SF CONTIGUOUS

2000 Overhead Bridge Road NE
Cleveland, Tennessee

FOUR WALLS

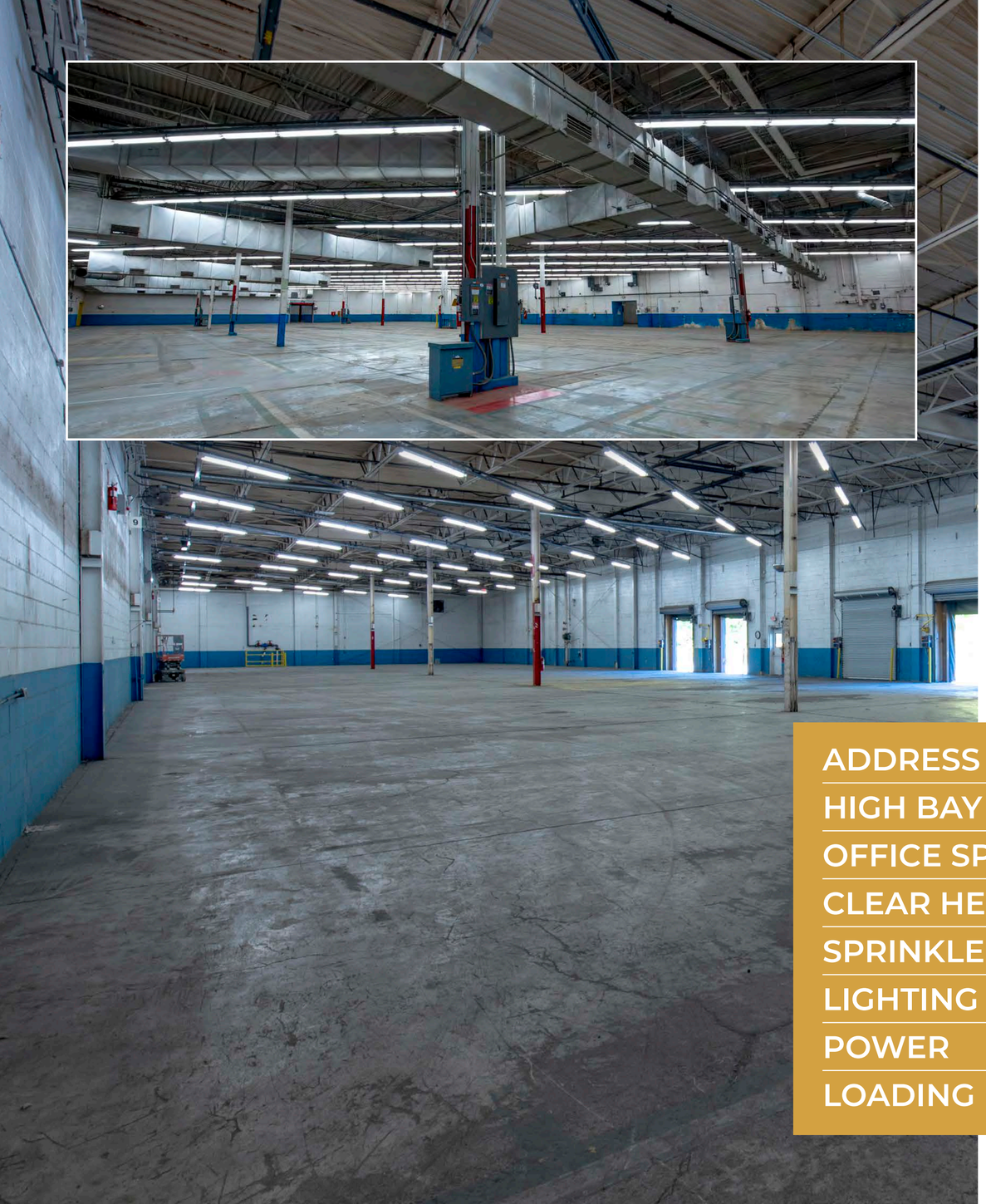
# Property Details

### 2000 OVERHEAD BRIDGE RD

With prominent access from the Overhead Bridge exit off State Hwy 60, just 3 minutes from I-75 in Cleveland TN, 2000 Overhead Bridge Rd NE is a prime 43,412 - 96,378 manufacturing or warehousing opportunity. The facility has predominantly 20.5' clear heights throughout and fitted with wet sprinkler fire suppressions systems. The fully fenced property has a well-appointed visitor entrance feature and ground level office space. Shipping and delivery opportunities include eleven (11) dock doors and four (4) grade level drive - in doors. Production and visitor parking have gated access control and are served by +/- 225 surface parking spaces immediately in front of the building. This property is highly functional to serve manufacturing, assembly, or distribution functions with +/- 9 AC of land suited for adjacent expansion requirements or industrial outdoor storage.

### PROPERTY SUMMARY:

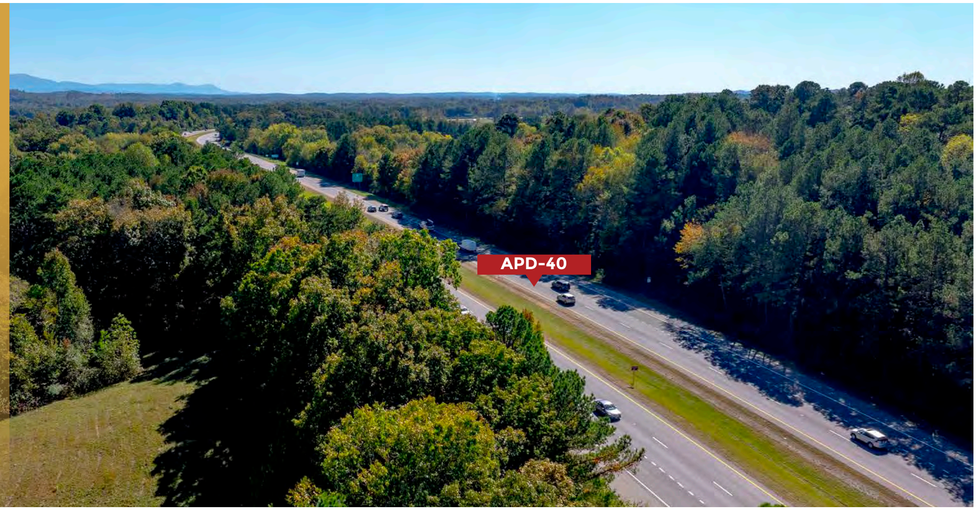
| | |
|---|---|
| **Address:** | 2000 Overhead Bridge Road NE |
| **Lease Asking Rate:** | Negotiable |
| **Land Sale Price:** | $95,000 / AC (As-Is)<br>Outdoor Storage Rate: $3,000/AC/Mo |
| **Total Building Area:** | +/- 96,378 SF |
| **Property Size:** | +/- 18.2 (includes development land adjacent to building +/- 9AC) |
| **Parcel ID:** | 050J E 003.01 |
| **Zoning:** | IL |
| **Year Built:** | 1968 (Renovated in 2024) |
| **Clear Height:** | +/- 20.5' |
| **Property Type:** | Industrial |
| **Property Subtype:** | Manufacturing |
| **Parking:** | +/- 225 spaces (2.3 spaces per 1,000 SF) |
| **Power:** | 480v-3 Phase - +/- 4,000 amps<br>(Bus system running throughout the facility) |
| **Infrastructure:** | 90 Ton Trane Chiller,<br>Marley cooling tower, 2-100 ton Boilers. |



# Availability
# Details

CONVENIENTLY LOCATED JUST 3 MINUTES FROM I-75 TO APD-40 TO OVERHEAD BRIDGE EXIT.

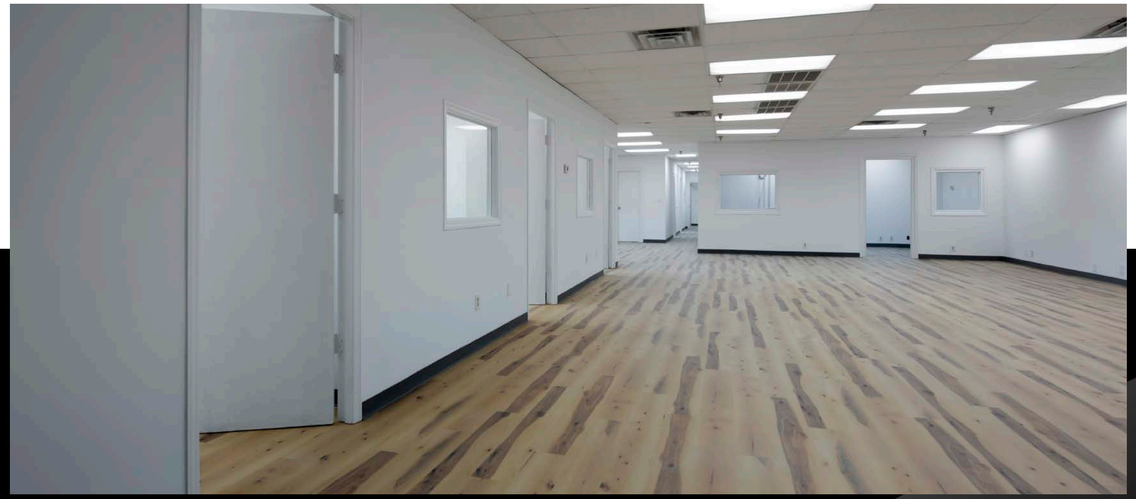
CAN BE DEMISED INTO TWO (2) SUITES OR COMBINED AS A SINGLE TENANT FACILITY.

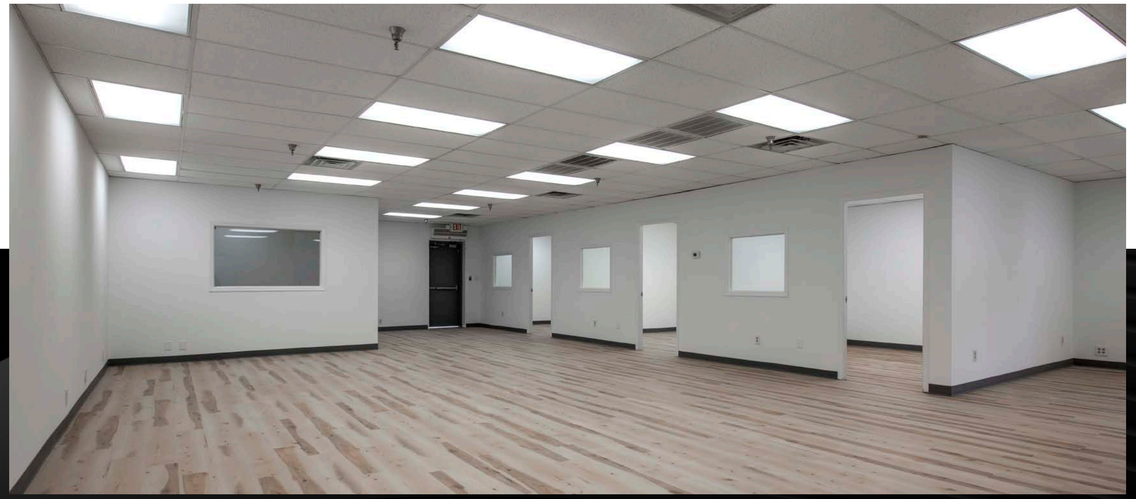


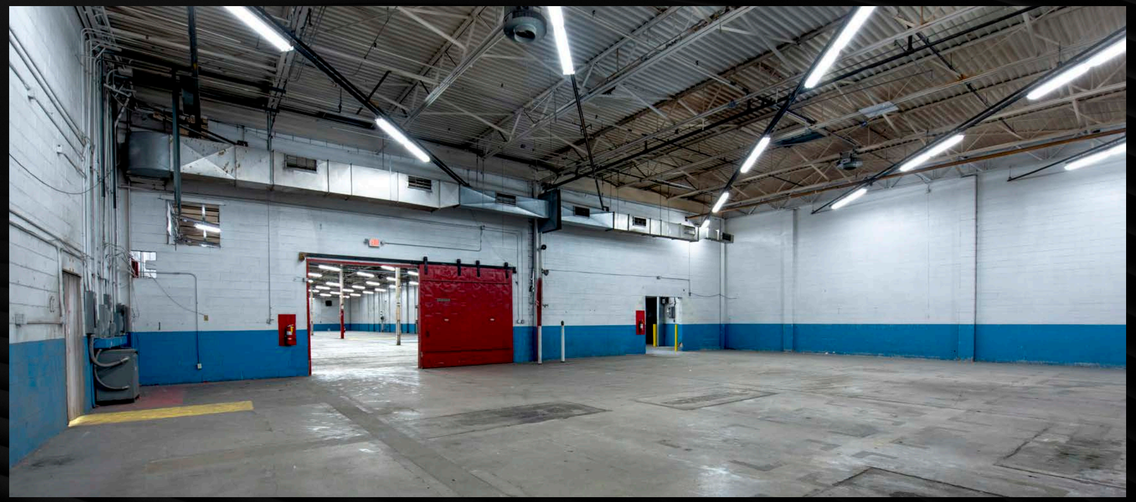

| ADDRESS | SUITE A | SUITE B | TOTAL |
|---|---|---|---|
| HIGH BAY SPACE | +/- 47,205 SF | +/- 40,882 SF | +/- 88,087 SF |
| OFFICE SPACE | +/- 4,407 SF | +/- 2,530 SF | +/- 6,937 SF |
| CLEAR HEIGHT | 20.5’ | 20.5’ | |
| SPRINKLERS | WET | WET | |
| LIGHTING | LED | LED | |
| POWER | 480V-3ph | 480V-3ph | |
| LOADING | 5 DOCKS | 6 DOCKS | |

Up to additional +/- 2,968 SF of break area, lab area, supply area available as needed.

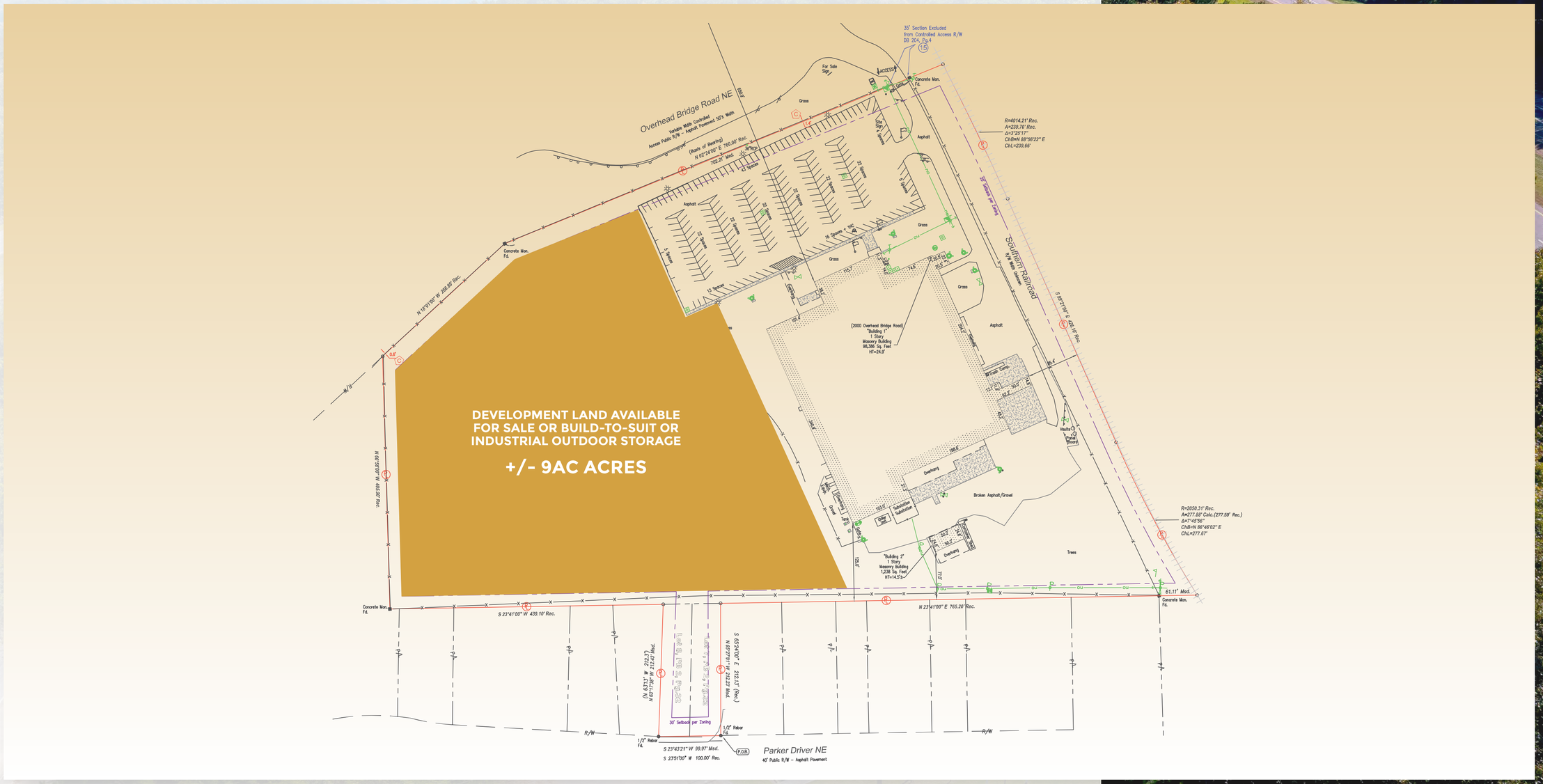
# The Interiors





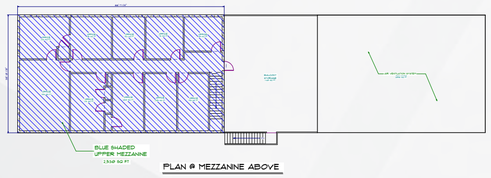


# Site Plan

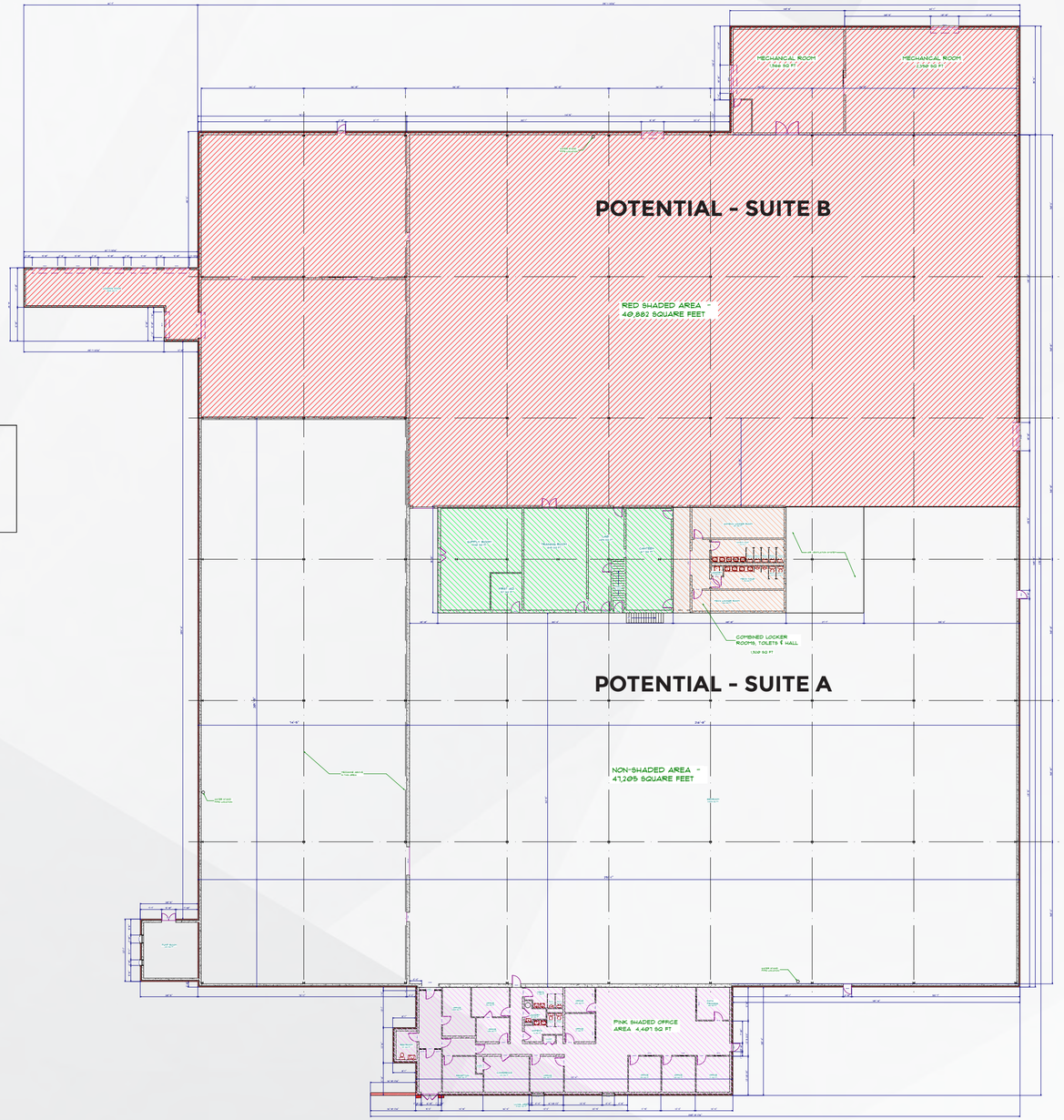


DEVELOPMENT LAND AVAILABLE
FOR SALE OR BUILD-TO-SUIT OR
INDUSTRIAL OUTDOOR STORAGE
+/- 9AC ACRES
Overhead Bridge Road NE
Southern Railroad
Parker Driver NE

# Floor Plan




PLAN & MEZZANINE ABOVE



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FOR MORE INFORMATION
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