

7500

HIGHWAY 11W

ROGERSVILLE, TN

Optimized
Location

Propelling
Production
Forward

258,335 SF
Available For Sale/Lease

CBRE

Property Overview



Situated on 67.3 acres in Rogersville, Tennessee, 7500 Highway 11W offers a versatile industrial facility ideal for manufacturing, warehousing, and logistics operations. The property combines high-capacity utilities, multiple clear height zones up to 40'7", and both dock-high and drive-in loading, ensuring maximum operational flexibility.

Why 7500 Highway 11W?

- **Scale for Growth:** 258,335 SF with multiple clear heights up to 40'7" for racking, production, or oversized equipment.
- **Turnkey Ready:** Guard shack, truck scale, compressed air system, and on-site wastewater pretreatment included.
- **Power to Perform:** Massive 11,500 KVA electrical capacity supports heavy manufacturing and advanced automation.
- **Temperature Controlled:** Majority of the building cooled with upgraded chillers, cooling towers, and central air systems (2018-2019).
- **Efficient Logistics:** 13 dock doors, 8 drive-in doors, and AT&T fiber connectivity keep operations running fast and smooth.

Ready for Your Operation

With high bay warehouse space, heavy-duty construction, and extensive infrastructure already in place, this property offers a rare opportunity to accelerate your business with minimal downtime.

Building Specifications



Lot Size 67.3 acres

High Bay	113 004.00
Warehouse	& 113H A 006.00
Zoning	M-1 Industrial
Year Built	1972
Estimated OpEx	\$0.61 PSF



Ceiling Height Production Area

- 137,545 SF - 14' 10"
- 47,360 SF - 20'
- 27,495 SF - 40' 7"



Lighting

T-8 high efficiency fluorescent



Auto Spacing

473 Spaces



Loading 13 Dock Doors

- (8) 8'6" x 10' w/ pit levelers, locks & lights
- (1) 12' x 12' w/ pit leveler, lock & lights
- (3) 12' x 17' 9"
- (1) 8' x 7'6"

Loading 8 Drive-in Doors

- (3) 10' x 10'
- (4) 22' x 14'
- (1) 12' x 16'



Construction

Walls	Masonry & Metal
Floors	6' - 8' reinforced concrete
Columns	Steel H beams
Roof	White TPO (installed 2009-13)



Building Specifications



Sprinkler Wet System Throughout

- 300,000 gallon holding tank with diesel fire pump and electric backup.
- Fire loop around building. 75% replaced in ± last 9 years.



HVAC Conditioning

The majority of the building is cooled

- Cooling towers rebuilt in 2019
- 1,200 ton chiller replaced in 2019
- All central air replaced in 2018 - 2019



Utilities

Power

Holston Electric Cooperative

- 480 V, 3 phase
- (3) 3,000 KVA transformers
- (1) 2,500 KVA transformer
- Total = 11,500 KVA
(≈11.5 MW at unity power factor)

Water

Rogersville Water Department

- 6" line to building

Natural Gas

Hawkins County Gas Utility

- 6" line to building

Internet

AT&T Fiber, 2 circuits

- Holston Connect Fiber
Internet also available



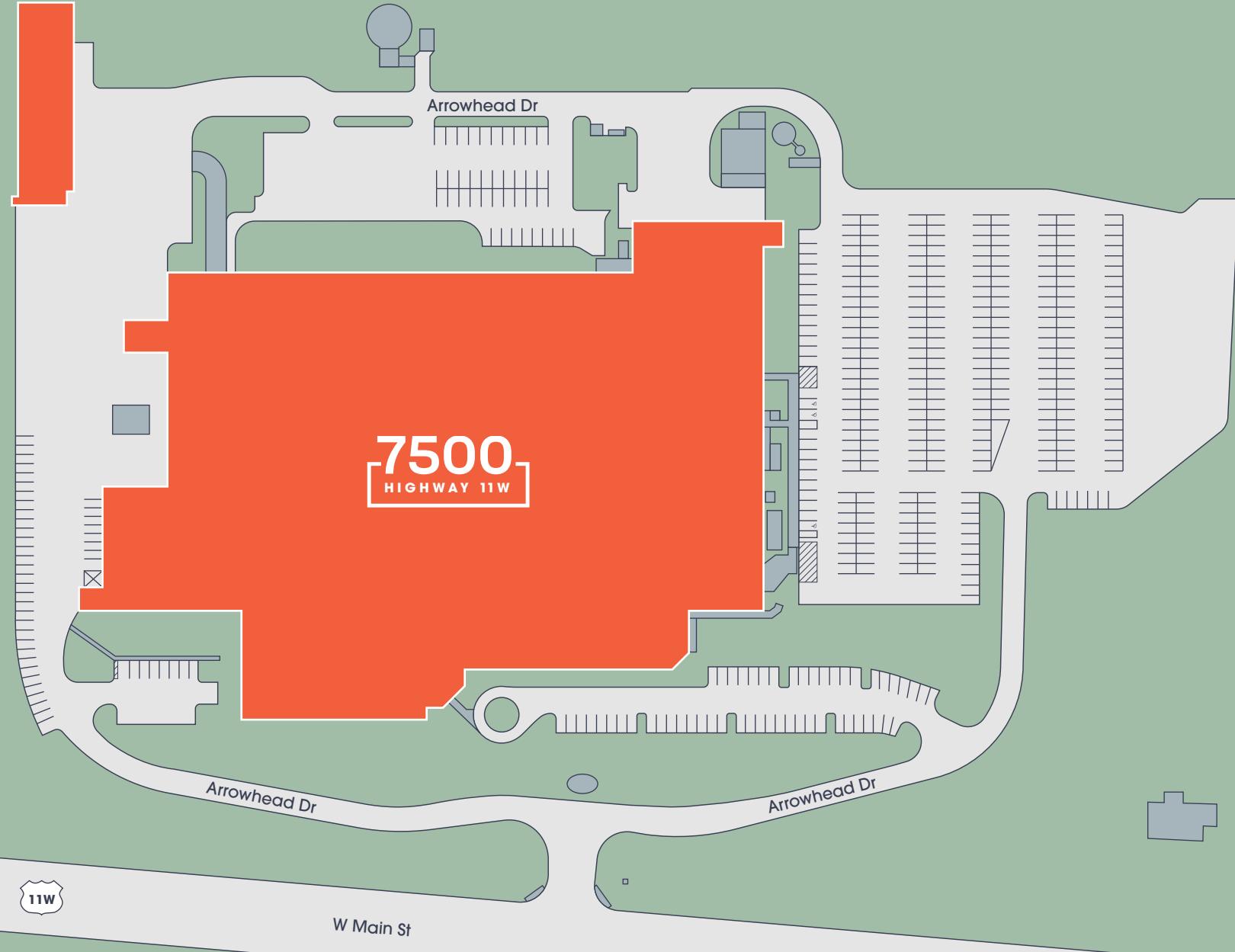
Miscellaneous

- Guard shack
- Fenced and lighted lot
- Onsite pretreatment system for wastewater used in production
- Bus duct
- Truck scale
- 4 air compressors & 2 dryers



Site Plan

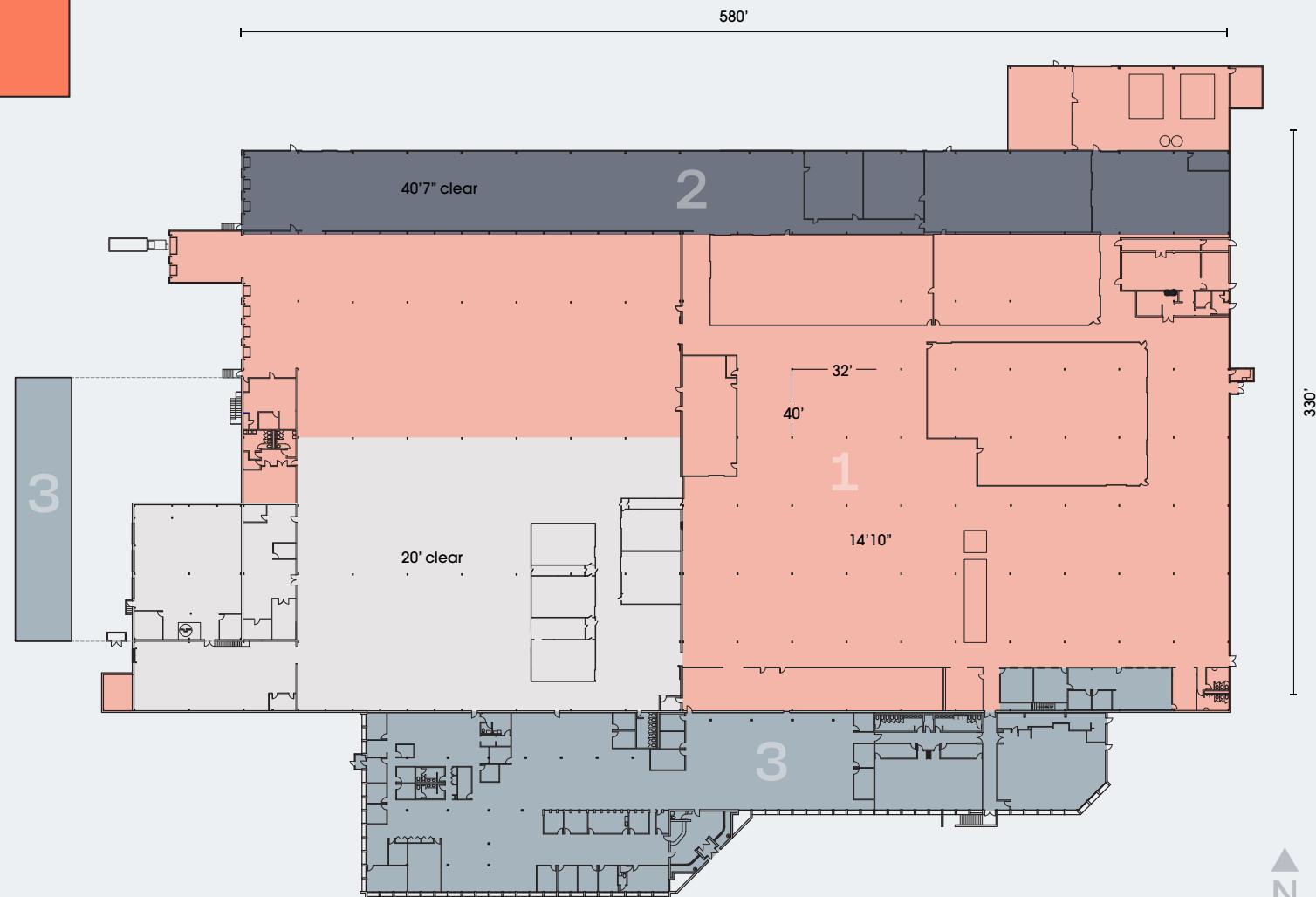
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Floor Plan

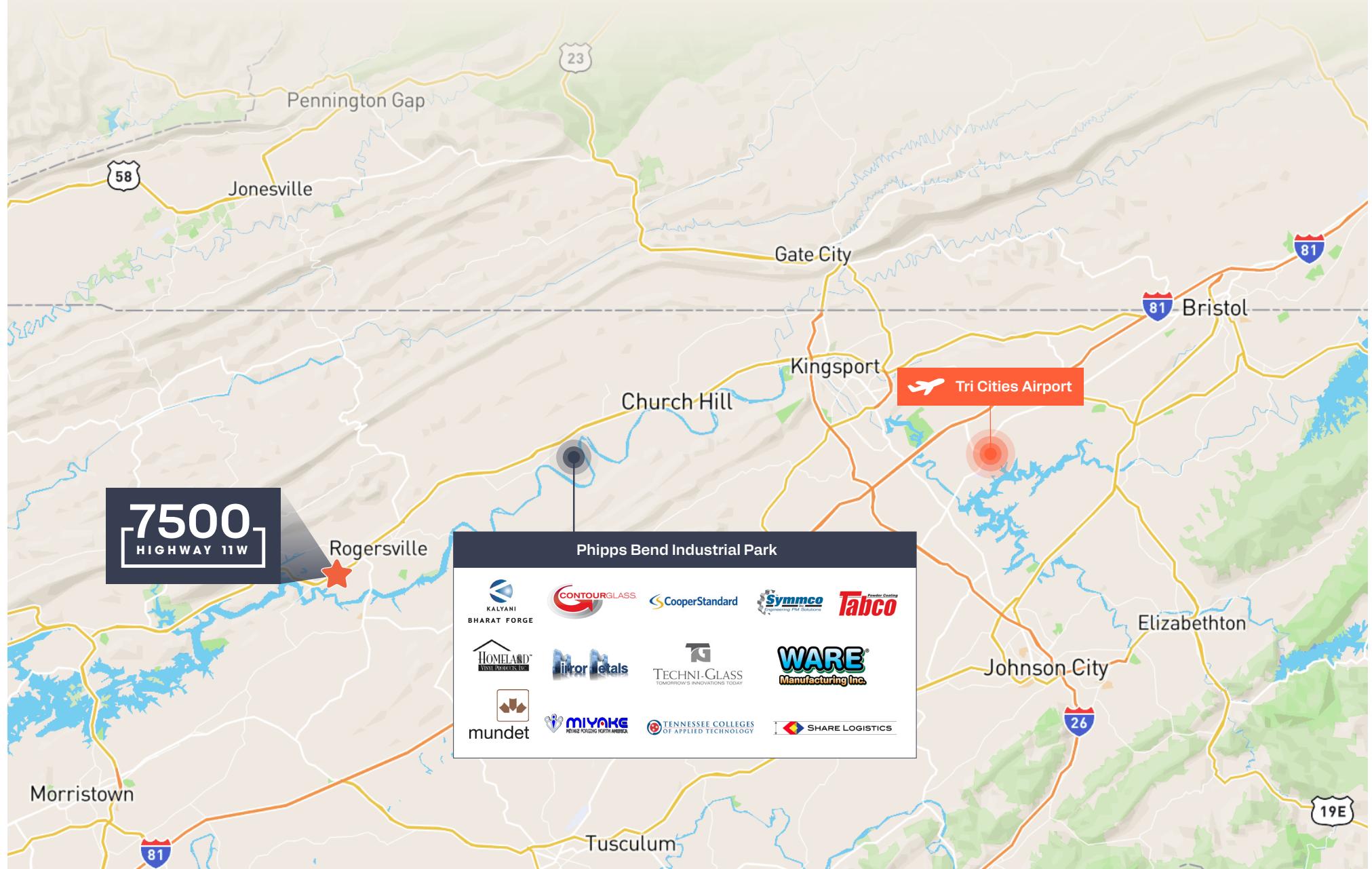
Number	Space Designation	Clear Height	Square Feet
1	Warehouse	13' - 18' (Mostly 15')	176,758 SF
2	Warehouse	40' 4"	28,576 SF
3	Office	Drop Ceiling	42,661 SF
4	Ancillary Building	Pitched	10,340 SF
TOTAL			258,335 SF



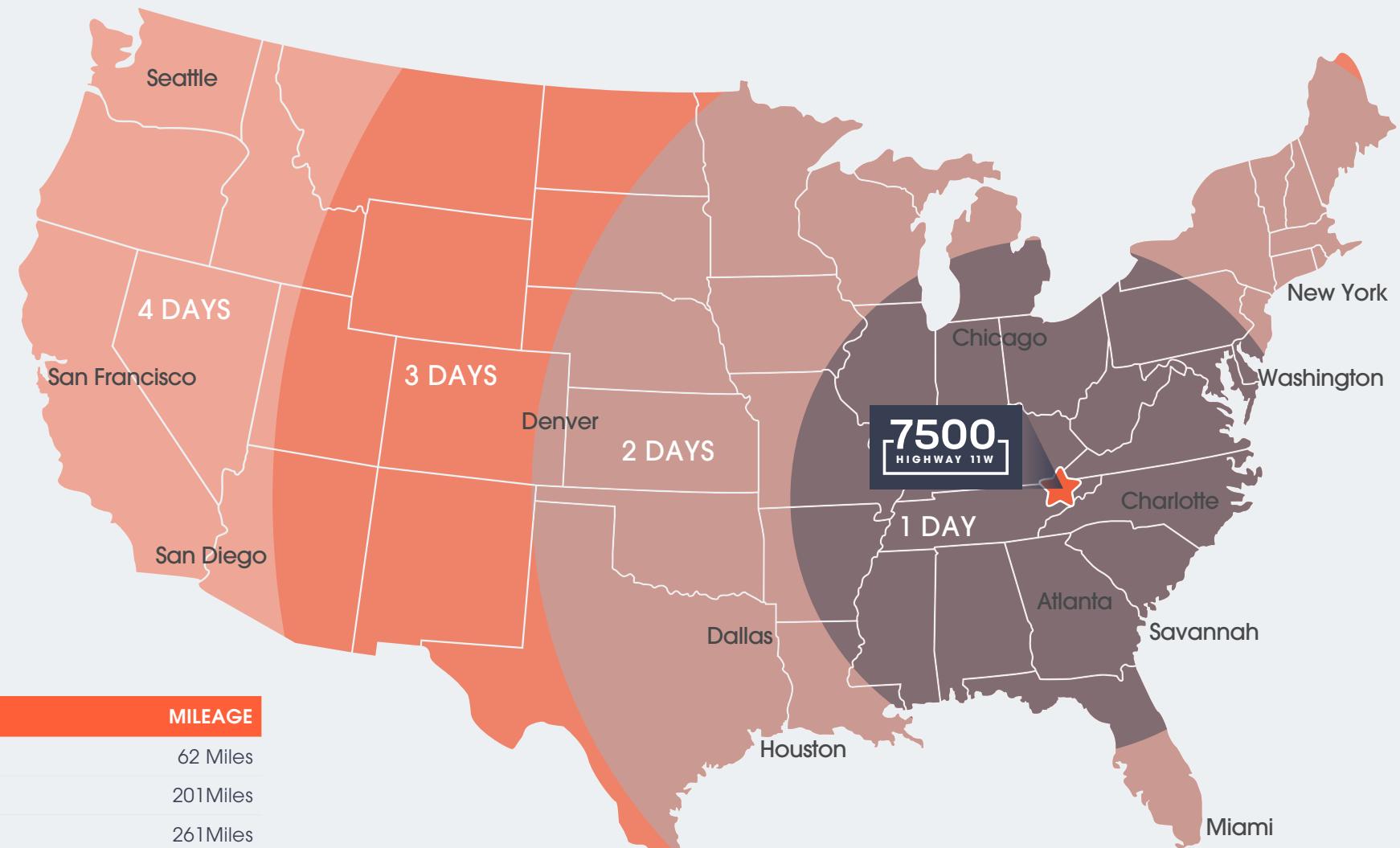
Surrounding Area



Greater East Tennessee Area



Efficiency to Distribution



CITIES	MILEAGE
Knoxville	62 Miles
Charlotte	201 Miles
Atlanta	261 Miles
Savannah	394 Miles
Washington D.C.	434 Miles
Memphis	452 Miles
Chicago	551 Miles



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