



INDUSTRIAL PROPERTY FOR LEASE

CBRE

1521 Mountain Rd - Sublease
Andersonville, TN 37705

Property Summary



Property Description

The 12.94-acre site has been improved with a 126,824-square-foot industrial building. The building was built in 2022 and has a 32' clear ceiling height, 60' x 60' column spacing, and ESFR sprinkler systems. Eight (8) 9' x 10' dock-high doors are equipped with 30,000#, 6' x 8' pit-style levelers, and one (1) 14' x 14' drive-in door.

Property Highlights

- New construction
- High ceilings
- Pit levelers
- ESFR sprinklers

Offering Summary

Lot Size:	12.94 Acres
Building Size:	126,824 SF

Demographics	5 Miles	10 Miles	20 Miles
Total Households	5,180	29,049	220,575
Total Population	13,022	72,592	531,374
Average HH Income	\$89,448	\$89,026	\$86,467

Property Details

Lease Rate	Negotiable
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Location Information	
Street Address	1521 Mountain Road
City, State, Zip	Andersonville, TN 37705
County	Anderson
Nearest Highway	Hwy 441 - 0.25 miles
Nearest Airport	McGhee Tyson Airport - 33.5 miles

Building Information	
Building Size	126,824 SF
Tenancy	Single
Year Built	2022
Column Space	60 ft
Construction Status	Existing
Framing	Steel
Condition	Excellent
Roof	24 gauge standing seam galvalume, 25 year warranty insulated, highly reflective, and recyclable.
Ceiling Height	Minimum 32' beneath mainframe steel at eaves. Approximately 39' at mainframe steel at peak.

Property Information	
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Light Industrial & Warehousing
Lot Size	12.94 Acres
APN #	032 042.12

Amenities	High output LED lighting. ESFR wet fire protection system which makes in rack sprinkler drops for most commodities unnecessary.
Rail Access	No

Parking & Transportation	
Parking Type	Surface
Number of Parking Spaces	52

Utilities & Amenities	
HVAC	Suspended forced air natural gas unit heaters and ventilation fans.
Gas / Propane	Yes

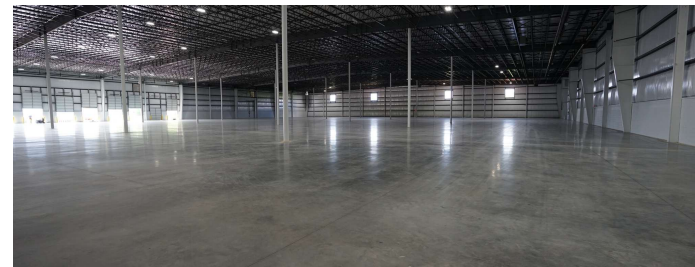
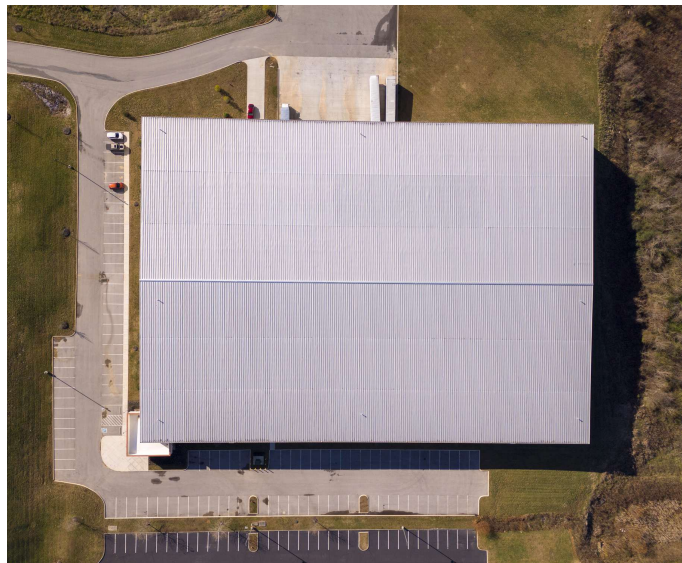
1521 MOUNTAIN ROAD, ANDERSONVILLE, TN 37705

Location Map



1521 MOUNTAIN ROAD, ANDERSONVILLE, TN 37705

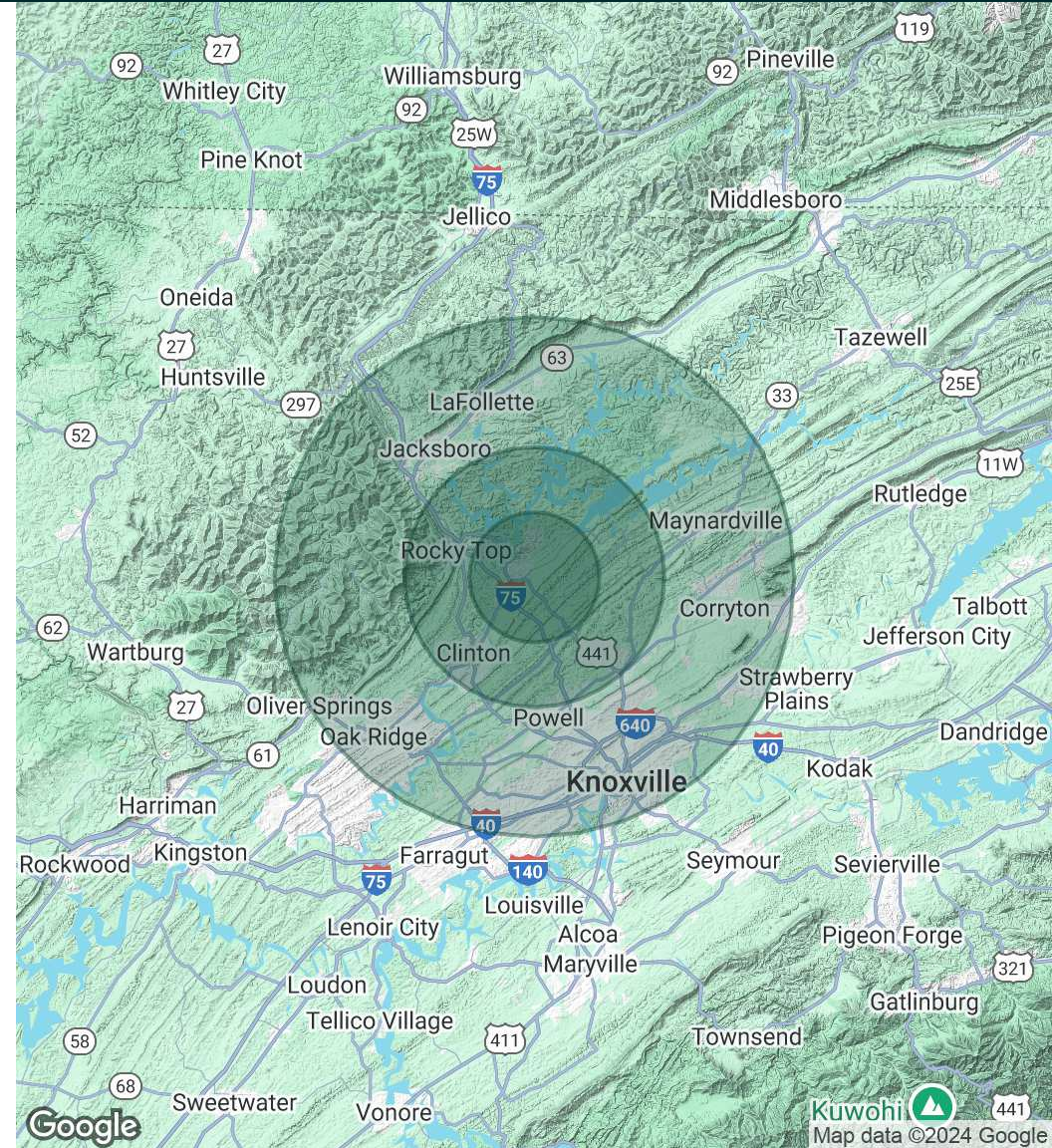
Additional Photos



Demographics Map & Report

Population	5 Miles	10 Miles	20 Miles
Total Population	13,022	72,592	531,374
Average Age	44	43	41
Average Age (Male)	43	42	39
Average Age (Female)	45	44	42
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	5,180	29,049	220,575
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$89,448	\$89,026	\$86,467
Average House Value	\$326,443	\$305,201	\$310,793

Demographics data derived from AlphaMap



Meet the Team



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