



Duncan Climate Control Storage

List Price: \$8,150,000 Offering includes Real Estate (three parcels) and Business

Lot Size: 4.17 +/- Acres The three separate parcels totaling a combined 4.17+/-

acres

Zoning Designation: CI and HIM The Commercial Industrial Mixes use (CI) District is intended

to accommodate a mixture of compatible commercial and light industrial developments. The Heavy Manufacturing (HM) District is intended for heavy industrial uses and

establishments





Property Highlights:

The subject properties **consist** of three parcels, two that are contiguous, and an additional storage facility approximately ½ mile north of the contiguous parcels. The addresses follow: 809 E 20th Street, 1625 Brown Avenue, and 2199 Summerfield Rd, Cookeville, TN. The three combined parcels total 4.17+/- acres, and the combined buildings total 68,444sf, offering 273 self-storage units with flex space to expand. The business, Duncan's Climate Control Storage, with a 93% + occupancy rate, is included in the offering to include FF&E. The properties have a mixed zoning designation to include Commercial Industrial Mixed Use (CI) and Heavy Manufacturing (HM). Utilities to the sites (water, gas, electric, sewer, and internet). Cookeville is in the Top 10 fastest-growing micropolitan markets in the nation and is located approximately 1.5 hours west of Knoxville, 1.5 hours east of Nashville, and 1.5 hours north of Chattanooga.





809 E 20th Street, Cookeville, TN. 38506

The building is entirely climate-controlled, totaling 26,180sf, situated on 1.2+/-acres having a CI zoning designation. The building comprises office space, restrooms, a break room, and 125 climate-controlled storage units of varying sizes, ranging from 5' X 5' units to 10' X 25' units. Video-monitored with 24-hour entry available via keypad access control. The site further offers 3 dock-high doors, 1 grade-level overhead door, and ample parking. Subject Site is contiguous to the 1625 Brown Avenue parcel.





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1625 Brown Avenue, Cookeville, TN. 38506

The building is partially climate-controlled, totaling 12,000 sf, situated on 0.87 +/-acres, having a CI zoning designation. The building comprises 6,000sf of climate-controlled storage space, with the additional 6,000 sf being heated only. The site offers 43 climate-controlled storage units of varying sizes, ranging from 5′ X 10′ units to 10′ X 20′ units. The warehouse space offers an additional 6 secured storage spaces and open flex space. 24-hour entry available via keypad access control. The site further offers 2 dock-high doors and 2 grade-level overhead doors. Subject Site is contiguous to the 809 E 20th Street parcel.





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2199 Summerfield Road, Cookeville, TN. 38506

The building is partially climate-controlled, totaling 30,264 sf, situated on 2.1 +/-acres, having an HM zoning designation. The building is sprinklered and comprises approximately 19,564sf of climate-controlled storage and office space, with the additional 10,700 sf being heated only. The site offers 105 climate-controlled storage units of varying sizes, ranging from 5' X 10' units to 30' X 30' units. The warehouse space offers additional open flex space/warehousing and garage bays. 24-hour entry available via keypad access control. The site further offers 5 dock-high doors, 6 grade-level overhead doors, and an exterior vard storage area.

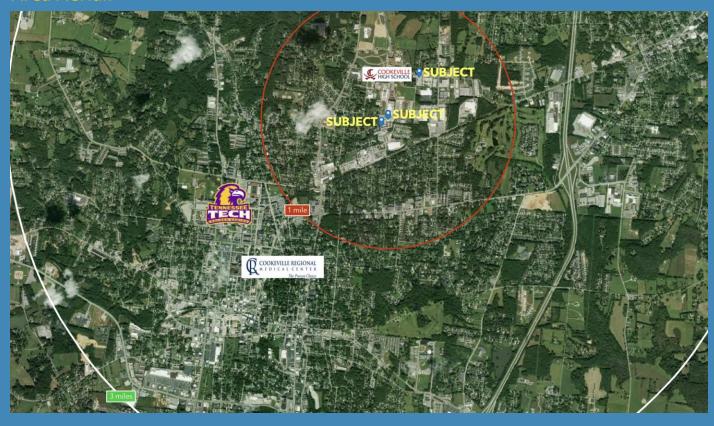




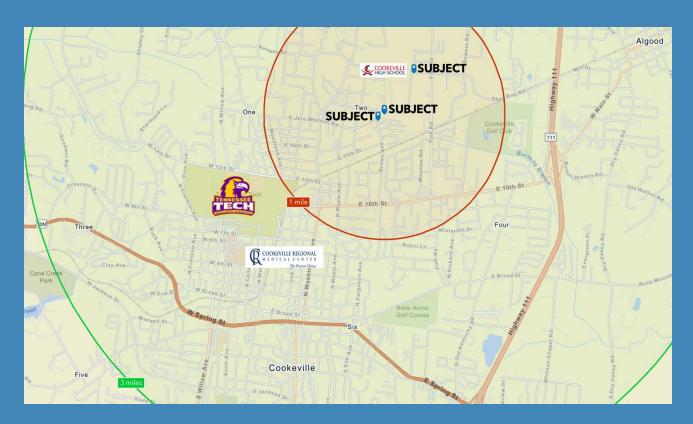
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Area Aerial:







| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Population | 6,257 | 36,540 | 51,681 |
| Median Age | 33.1 | 31.2 | 33.8 |
| Households/Income | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,758 | 15,187 | 21,607 |
| Average HH Size | 2.25 | 2.21 | 2.24 |
| Average HH Income | \$78,962 | \$72,048 | \$79,137 |





GIS Aerial Map:





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Site Photographs: 809 E 20™ Street



















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Site Photographs: 1625 Brown Avenue















Site Photographs: 2199 Summerfield Road













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FF&E/Inventory:

809 E 20th Street:

- Office Desks (2)
- Upholstered Office Chairs (2)
- Built-in Desks (2)
- Rolling office chairs (4)
- 5 Drawer Lateral Filing Cabinet (1)
- Tables (2), Chairs (6) in Break Room
- Drink Machine
- Metal Carts, Large (7)
- Metal Carts, Small (2)
- Warehouse Shelving
- Video Monitoring System (Cameras, Monitoring Screen)

2199 Summerfield Road:

- Warehouse Shelving
- Push Carts (4)

1625 Brown Avenue:

- Two Section Tool Cabinet (1)
- Metal Carts (2)





The City of Cookeville, located in Putnam County, TN was incorporated in 1903, is located 79 miles east of Nashville and 101 miles west of Knoxville at the intersection of I-40 and Highway 111 in the Upper Cumberland Region of Middle Tennessee. The Municipality's land area is 35.89 square miles. Cookeville is the county seat of Putnam County and is the largest of four cities located within the county.

Cookeville offers a wide variety of small shops, boutiques, restaurants, recreational opportunities, and much more.

Cookeville is home to Tennessee Technological University, Cookeville Regional Medical Center and is one of the fastest growing micropolitan markets in the nation.

