

FOR LEASE
656 Interstate Drive, Crossville Tennessee
250,000 Sqft on 49.8 acres
Divisible to 20,000 Sqft



Contact:
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Property Specifications:

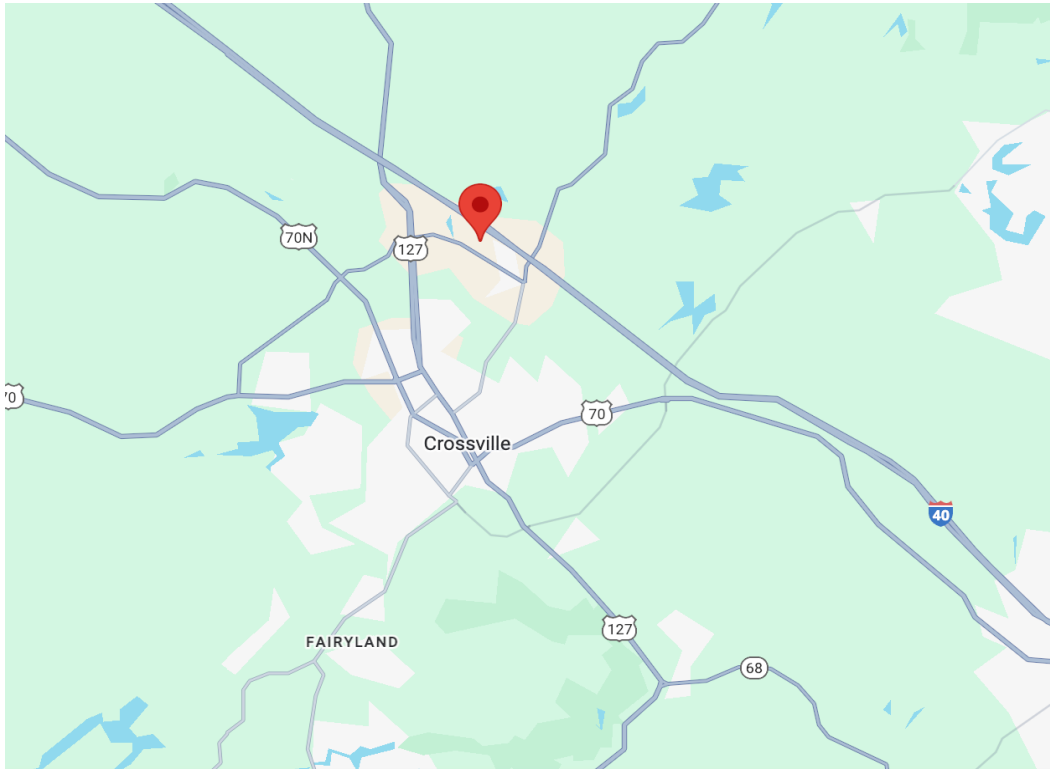
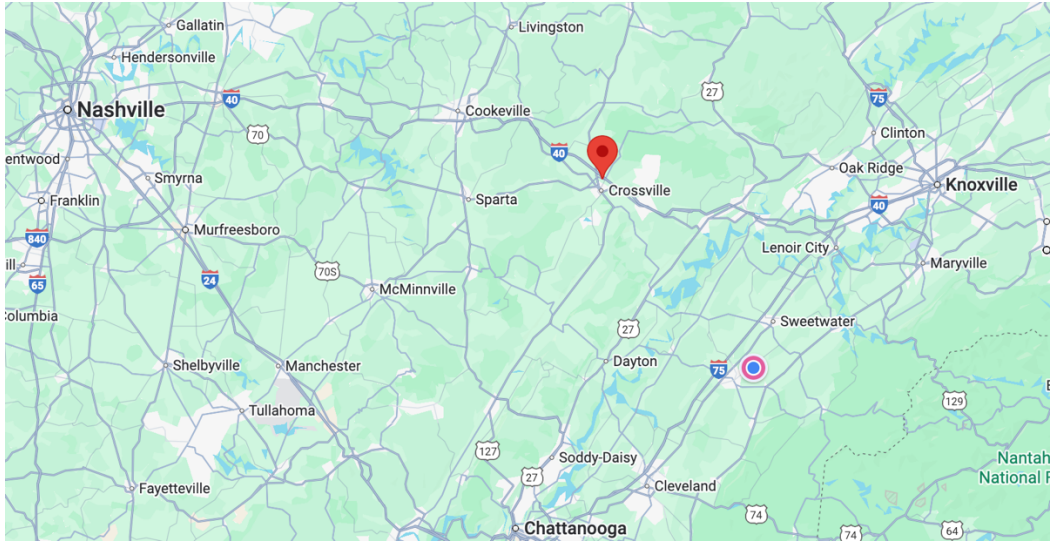
BUILDING SIZE:	250,071 sqft of Gross leasable area Production 158,060 sqft Warehouse & Storage 82,043 sqft Office 9,968 sqft
GROUNDS:	Approximately 49.8 Acres with I-75 frontage
CEILING HEIGHTS:	18–30’ Clear Height
TRUCK LOADING:	5 dock doors + 8 overhead drive-in doors (min 8x10, max 20x24). Optional additional dock doors
COLUMN SPACING:	20’x 50’ Minimum 109’x 233’ Maximum
LIGHTING:	Linmore LED w/ Motion Controls (New 2025–26 install)
POWER:	VEC (2) 2,500 KVA Transformers 480/277V 3-Phase 5 main buss bars
WATER:	City of Crossville
SEWER:	City of Crossville Onsite Lift Station 6”
NATURAL GAS:	MTNG High pressure lines being installed throughout facility
FIRE PROTECTION:	Wet & Dry
HEAT:	Forced Air Industrial Heaters - renovation underway
COMPRESSED AIR:	Two 60hp Gardner Denver units Fully looped compressed air piping
BACKUP GENERATOR:	Kohler backup generator feeding 2,500 KVA switchgear

OFFICE SPACE:	Approx 5,000 sq ft usable in delivered condition Optional full buildout
EMPLOYEE AREA:	Approx 5,000 sq ft above office including break room & engineering rooms
2024 TAXES:	City: \$11,408.61 County: \$21,371.14 Total: \$32,779.75 (~\$0.13/sqft)
FENCING:	Secure IOS and Operations Yard enclosed by approximately 2,500' of chain-link perimeter fencing with two cantilever gates

Location and Demographics:

LOCATION:	On Interstate Dr I-40 at Exit 320 (Buc-ee's .8mi) & Exit 317 (1.9mi)
ACCESS:	Three access points: Two via Interstate Dr; One via Sweeney Dr
AIRPORTS:	Nashville (BNA) 104 Mi 1hr 31Min, Knoxville (TYS) 72 Mi 1hr 8 min Crossville (CSV) 5 Mi 9min
POPULATION:	City of Crossville: 12,300 Cumberland County: 66,000

Location Maps:



Site Photos:







