

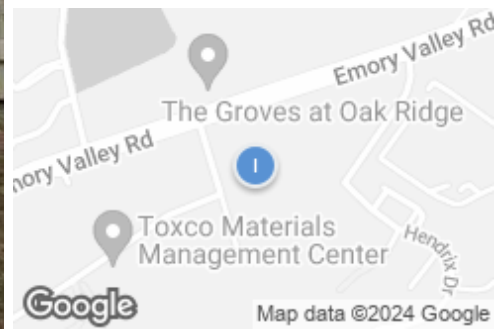
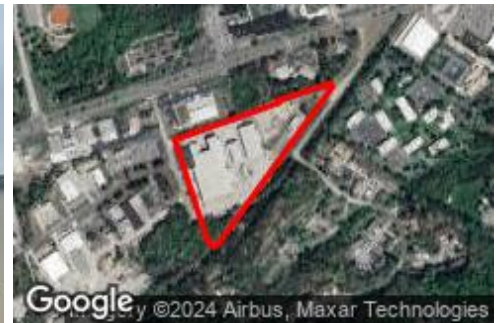
Industrial for Lease

115 Franklin Rd, Oak Ridge, TN, 37830

Industrial: Warehouse/Distribution For Lease

Prepared on August 07, 2024

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	All Buildings
Sublease	-
Total Available Space	114,080 SF
Min Div/Max Contig	114,080 SF
Asking Rate	\$7.50 Annual/SF
Monthly Rate	\$71,300
Lease Type	-
Expenses	-
Show Instructions	Call broker
Vacant	Yes
Available Date	7/25/2024

Days On Market	13 days
Date Listed	7/25/2024
Last Modified	8/07/2024
Listing ID	40868461
Ceiling Height	41 ft
Dock High Doors	3
Grade Level Doors	9
Air Conditioned	Yes
Heated	Yes
Parking Spaces	-

Description

This industrial property consists of 5 buildings on 9.9 acres in the City of Oak Ridge. The entire property is fenced. The floors are 6'-10" reinforced concrete. The site is 95% paved with heavy asphalt and concrete.

Building 1

Sprinkled and has 80,332 SF with approximately 13,000 SF of office with 12 private offices, conference room, break room. The warehouse area has 39'6" eaves and 41'4" peak height, three 5-ton cranes, one 3-ton crane and two 8-ton cranes and one 15-ton crane. Drive-in truck dock area is 70'6 x 58'6" with airplane hangar doors measuring 40' 7" x 30' 7". The opposite end of the warehouse area has 2 airplane hangar doors measuring 30' x 20' and 30' x 30', and there is one roll up door on the east side that is 20' x 19', 1,600 amps and 10" water line.

Building 2

800 SF and has a one 2-ton crane and two 16' x 9" roll up doors at either end of the bldg.

Building 3

8,414 SF with one 12' x 18' roll up door, 2 boom cranes and office area with bathroom. 33' 6" eave and 36' peak height.

Building 4

21,155 SF with four 5-ton cranes and three 25' x 26' 5" roll up doors on the North end of the building and one 12' 6" x 14' 6" roll up door on the south end of the building. This building is sprinkled and has 600 amps.

Building 5

3,379 SF and sits at the back of the parcel and has its own entrance. It has two 20' 2" roll up doors at each end of the building and 20' 2" eave and 21' peak height.

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable. Tenant should do their own due diligence.

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Property Features

Location Details

Address	115 Franklin Rd, Oak Ridge, TN, 37830
Zoning	IND-1
County	Anderson

Parcels	100G A 01200
Name	115 Franklin Rd

Building Details

Sub Type	Warehouse/Distribution
Building Status	Existing
Building Size	114,080 SF
Land Size	9.9 Acres / 431,244 SF
Number of Buildings	5
Number of Floors	1
Year Built/Renovated	1975, 1982
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Yard	-

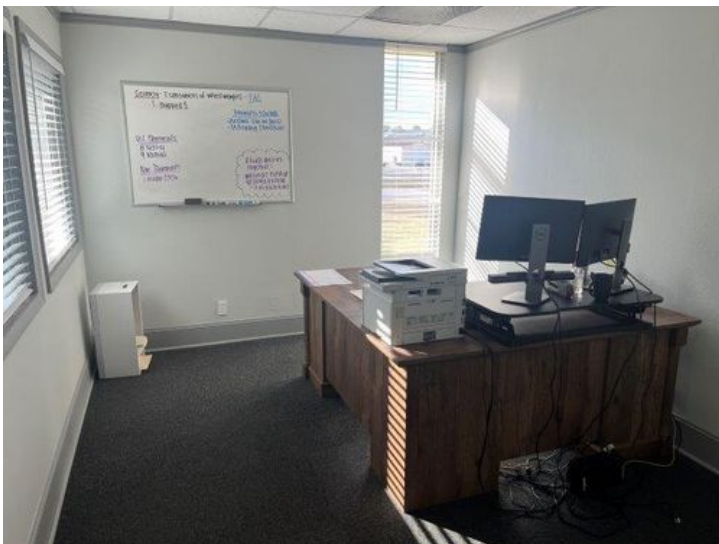
Electricity	Yes
Ceiling Height	41 ft
Dock High Doors	3
Grade Level Doors	9
Rail Doors	Not present
Sprinklers	-
Water	Yes
Sanitary Sewer	Yes
Column Spacing	30 ft wide x 60 ft deep

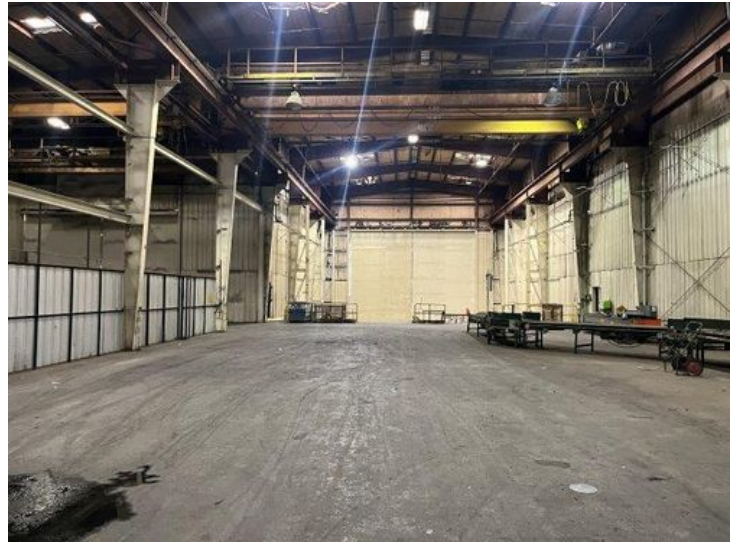
Property Listings

1 Listing | 114,080 SF | \$7.50 Annual/SF

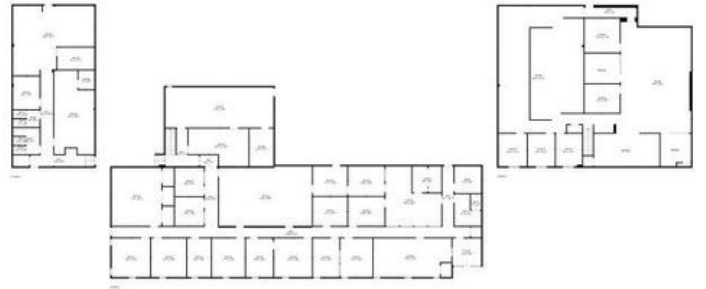
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	ALL BU...	114,080 SF	\$7.50 Annual/SF	7/25/2024	41 ft	9 GD, 3 DH	-	-	- / - / -

Additional Photos









MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED.



Contact



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WALLACE
 COMMERCIAL
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