

SUBLEASE

±4,800 SF Available

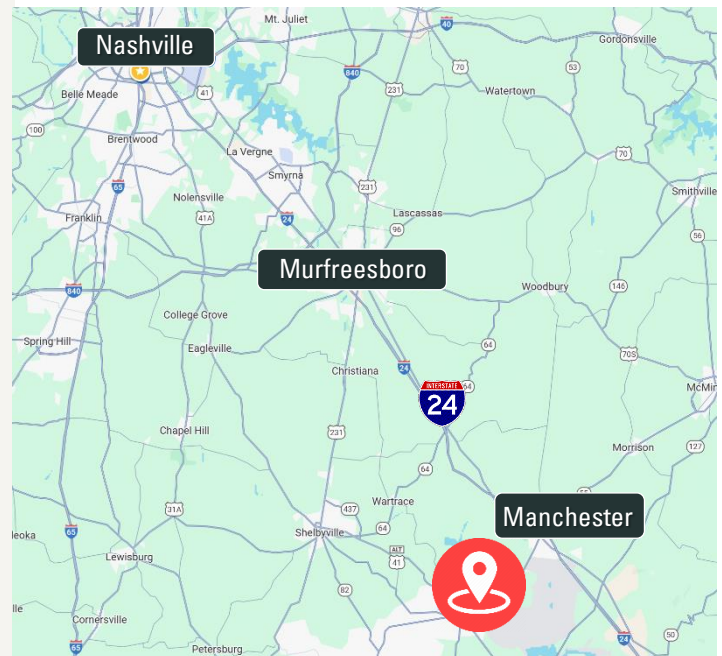
Opportunity to Sublease Warehouse/Office Space in Tullahoma

111 Montclair Street, Tullahoma, TN 37388



HIGHLIGHTS

- Warehouse/Office Space for Sublease
- ±4,800 Total SF Available
- Sublease Rate: \$7.50/SF NNN
- Sublease term through August 2028
- ±894 SF of Office space
 - Foyer/waiting room
 - Office space
 - (2) Bathrooms
- (1) Grade-level drive-in door
- (7) Parking spots
- Air-conditioning (office), central heating
- Located near downtown Tullahoma, home to Arnold Engineering Development Complex (AEDC) & the University of Tennessee Space Institute



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Sublease
4,800 SF Available
Warehouse/Office Space

111 Montclair Street
Tullahoma, TN 37388
Coffee County

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HAWKINS CO.** **kw**[®]



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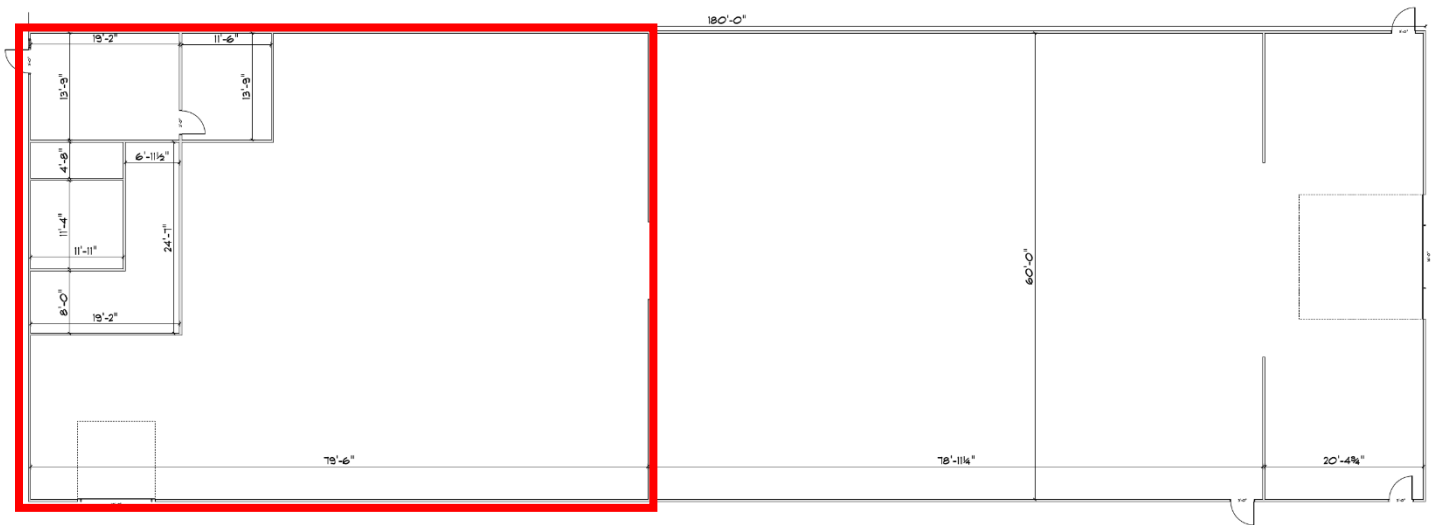
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FLOOR PLAN



MAIN FLOOR
SCALE: 3/8" = 1'-0"

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AERIAL

TULLAHOMA, TN

Centered approximately 65 miles from three major metropolitan cities, Nashville, and Chattanooga in Tennessee, and Huntsville, Alabama, Tullahoma is the hub in southern, middle Tennessee for aviation, medical, retail and entertainment.

Tullahoma is ranked as the #1 "Micropolitan" city in the state of Tennessee based on economic strength factors. We are a business-friendly community with regulatory and support mechanisms geared toward nurturing growth of existing business and development opportunities for newcomers.

-Tullahoma.org

Downtown Tullahoma

E. Carroll St



Subject Property

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