

575 Technology Drive

Sparta, TN 38383

103,645 SF OF CLASS A INDUSTRIAL SPACE AVAILABLE



Property Description

103,645 SF Class A Condition Industrial/Distribution Facility located at 575 Technology Dr., just outside of Cookeville, TN. Perfectly situated midway between Nashville and Knoxville, and a mere 72 miles from Chattanooga, this prime location offers easy access to Interstate 40 and is conveniently adjacent to the Upper Cumberland Regional Airport. The facility boasts 6,165 SF of premium two-level office space, four 48" high truck docks, and eight 16' x 16' ground level doors. With ceiling heights ranging from 27' to 33', energy-efficient fluorescent/LED lighting, radiant gas heaters, heavy electrical power of 480 Volt/800 Amp, air compressor lines, and 25' x 100' column spacing, it accommodates all your operational needs. The sizable gravel-paved lot provides parking for 100+ trailers, with the potential for additional parking on adjacent parcel. Experience the best in industrial facilities at 575 Technology Drive.

Building Features

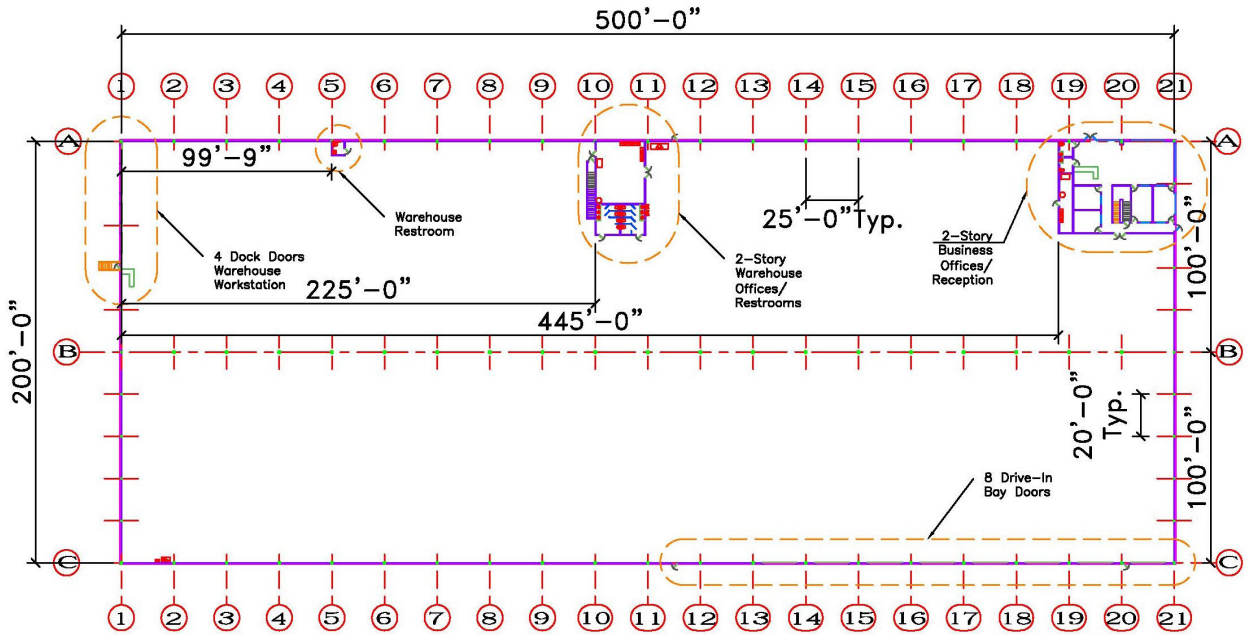
- + **Location:** 72 miles from Chattanooga
80 miles from Nashville
80 Miles from Knoxville
7 Miles off Interstate 40
- + **Building Size:** 103,645 SF | **Lot Size:** 9.13 AC
- + **Main Office Area:** ±5,040 SF
- + **Warehouse Area:** 1,125 SF
- + **Year Built:** 2016
- + **Clear Heights:** 27' to 33'
- + **Column Spacing:** 25' x 100'
- + **Ground Level Drive In Doors:** Eight 16'x16'
- + **Truck High 48" High Dock Doors:** Four 9'x9'
with surface mounted levelers
- + **Trailer Parking:** Large Gravel Lot for ±100 Trailers
- + **Fire Sprinkler System:** Wet
- + **Exhaust Fans:** 4 Wall Exhaust Fans
16 Fans for Circulation
- + **Heat:** Radiant Gas Heaters
- + **Lights:** Fluorescent/LED



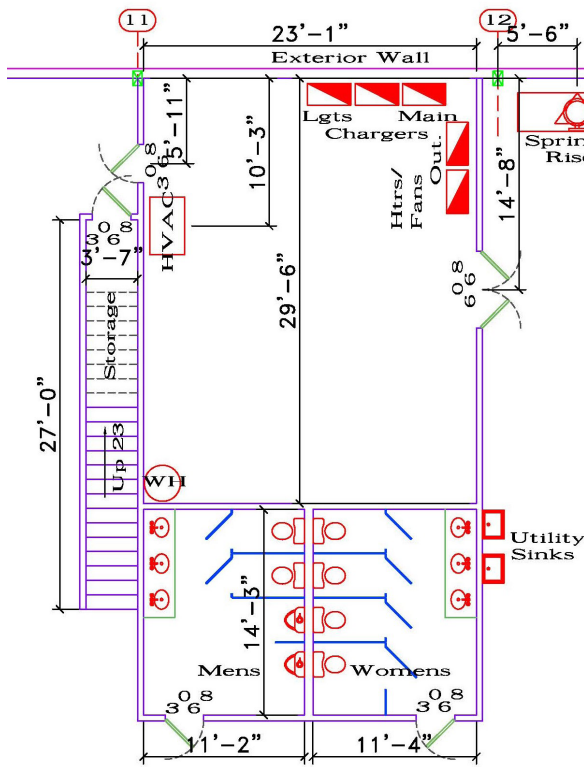
575 Technology Drive
Sparta, TN 38383

For Sale

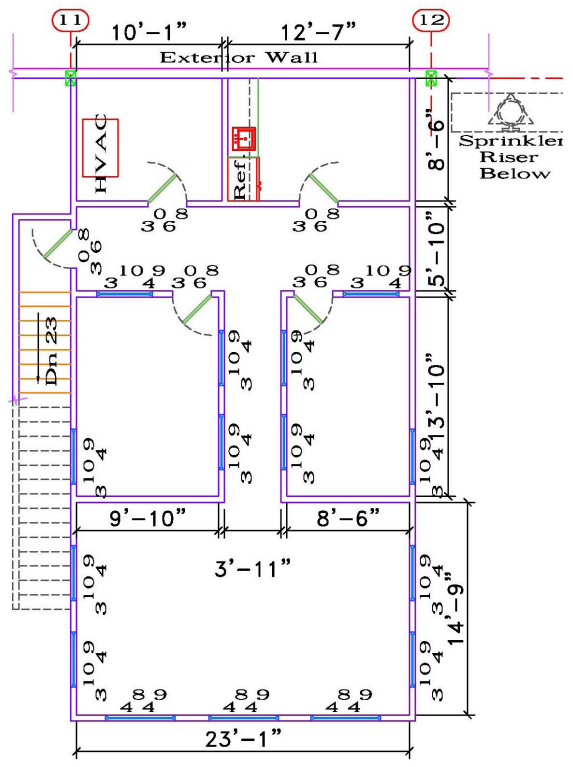




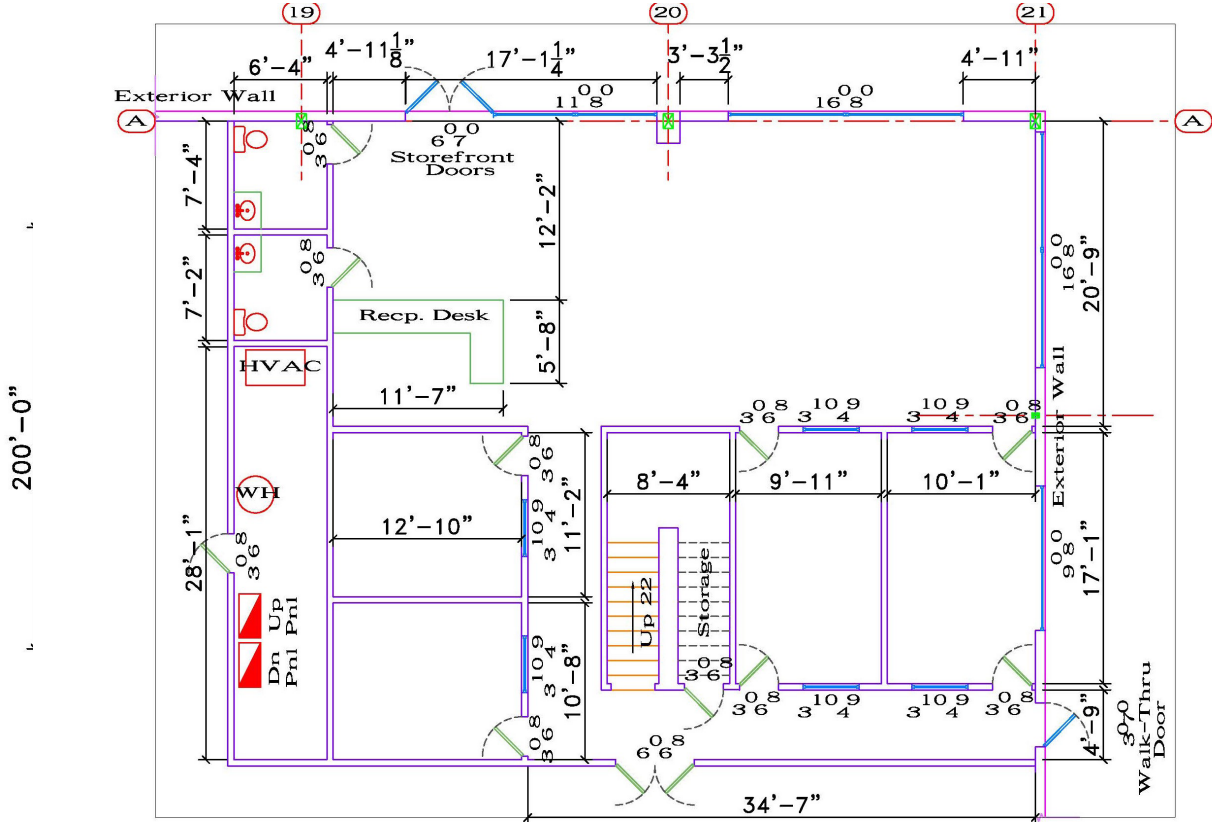
575 Technology Dr.
As-Built Floor Plan



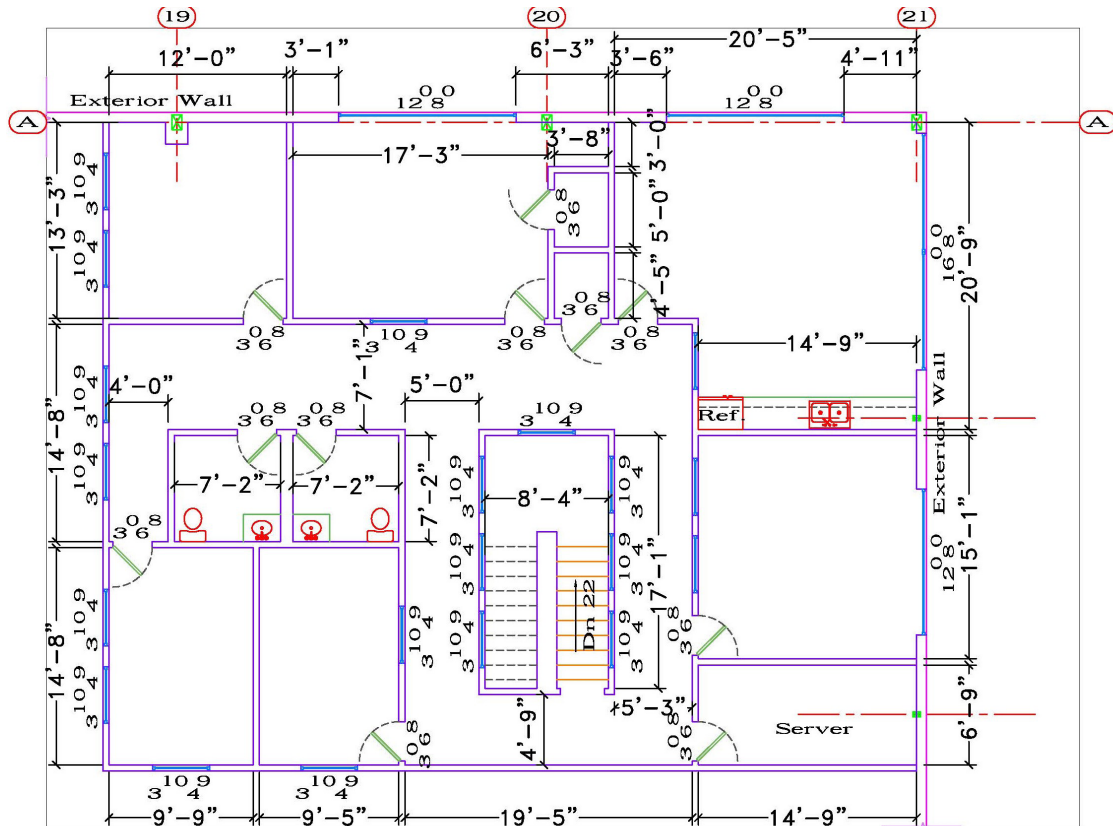
Warehouse Office 1st Floor



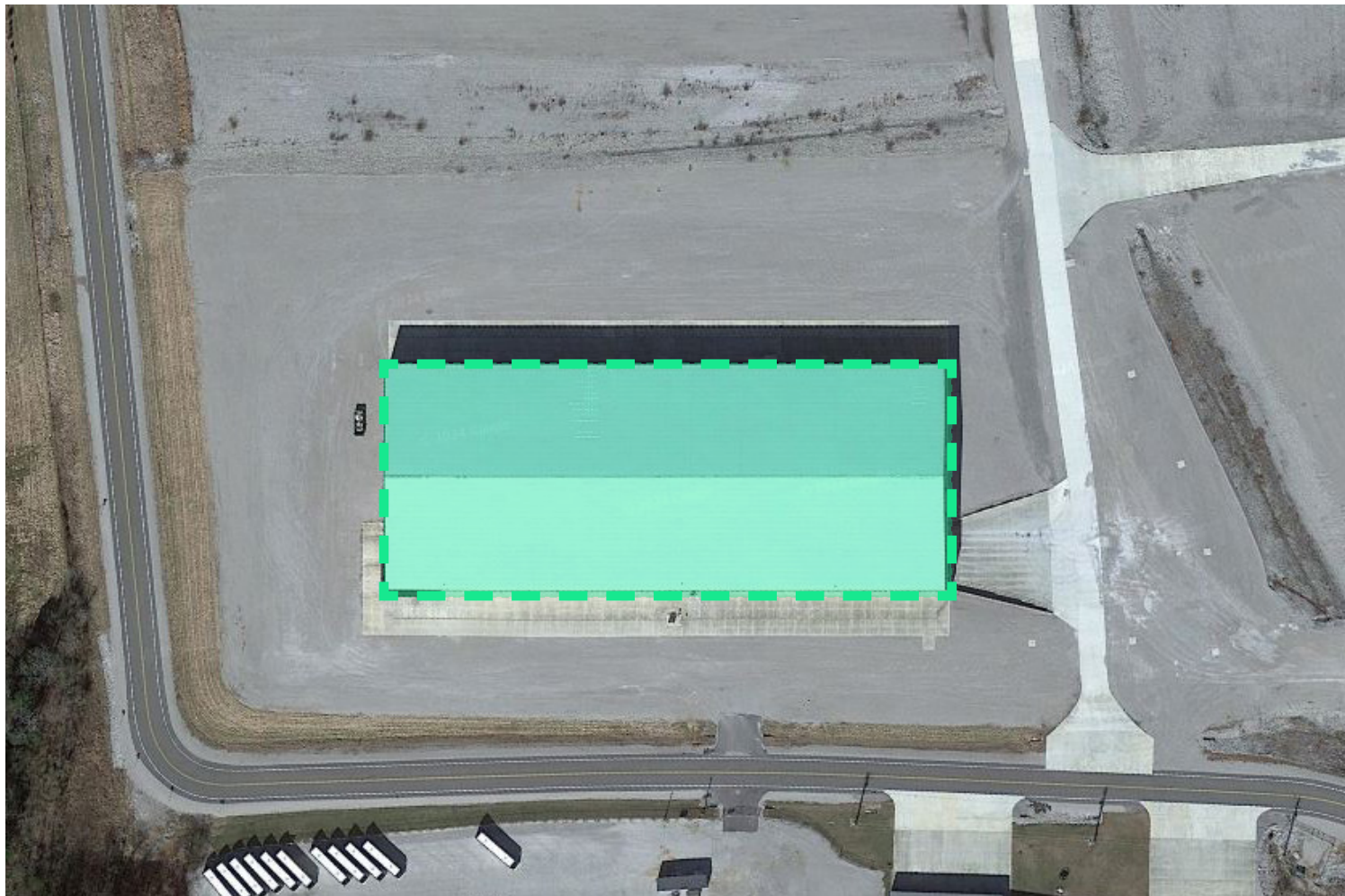
Warehouse Office 2nd Floor



Business Office 1st Floor



Business Office 2nd Floor



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