



FOR LEASE/SALE
7500 HIGHWAY 11 W

258,335 SF
ROGERSVILLE, TN

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



GUARD SHACK



**FENCED & LIGHTED
LOT**



**ON-SITE
PRETREATMENT
SYSTEM FOR
WASTEWATER**



TRUCK SCALE



**4 AIR COMPRESSORS
AND 2 DRYERS**



PROPERTY DETAILS

7500 HIGHWAY 11 W | ROGERSVILLE, TN

AVAILABLE SPACE	258,335 SF
WAREHOUSE SPACE	176,758 SF
HIGH BAY WAREHOUSE	28,576 SF
OFFICE SPACE	42,661 SF
ANCILLARY BUILDING	10,340 SF
DOCK DOORS	13
DRIVE-IN DOORS	8
CLEAR HEIGHT	13' - 40' 4"
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	6 - 8" Reinforced Concrete
YEAR BUILT	1972
FIRE SUPPRESSION	Wet System
LIGHTING	T-8 High Efficiency Fluorescent
POWER	480 V, 3-Phase, 11,500 KVA Total
PARKING	380 Surface Spots
LAND AREA	67.3 Acres
ZONING	M-1: Industrial
PARCEL ID	113-004.00 113H-A-006.00
OPEX ESTIMATE	\$0.61/SF



FLOOR PLAN

7500 HIGHWAY 11 W | ROGERSVILLE, TN

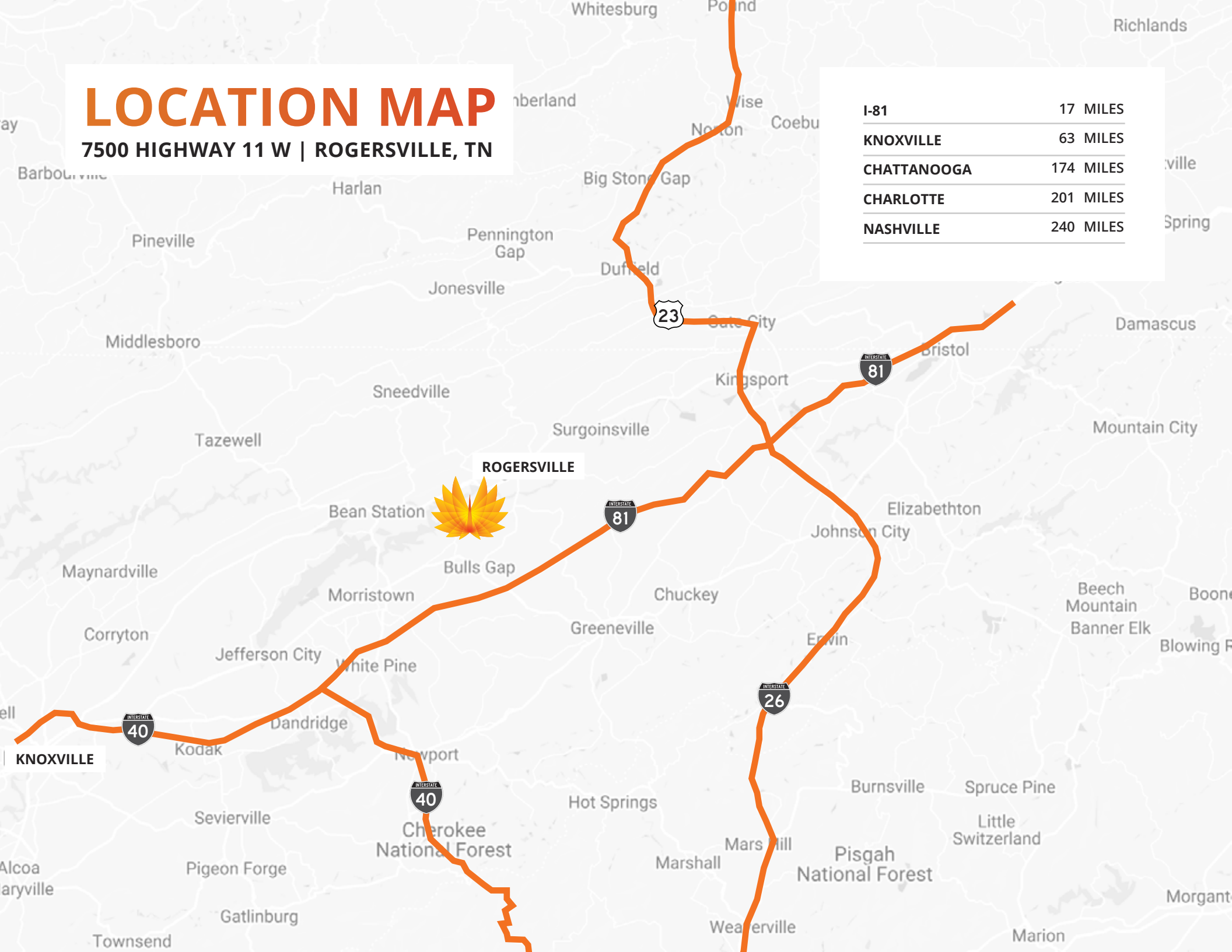
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	13' - 18' (MOSTLY 15')	176,758 SF
2	HIGH BAY WAREHOUSE	40' 4"	28,576 SF
3	OFFICE	DROP CEILING	42,661 SF
4	ANCILLARY BUILDING	TBD	10,340 SF
TOTAL			258,335 SF



LOCATION MAP

7500 HIGHWAY 11 W | ROGERSVILLE, TN

I-81	17 MILES
KNOXVILLE	63 MILES
CHATTANOOGA	174 MILES
CHARLOTTE	201 MILES
NASHVILLE	240 MILES





FOR LEASE/SALE
7500 HIGHWAY 11 W

258,335 SF
ROGERSVILLE, TN

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.