



INDUSTRIAL PROPERTY FOR SUBLEASE

CBRE

1521 Mountain Rd
Andersonville, TN 37705

1521 MOUNTAIN ROAD

Property Summary



Property Description

The 12.94-acre site has been improved with a 126,824-square-foot industrial building. The building was built in 2022 and has a 32' clear ceiling height, 60' x 60' column spacing, and ESFR sprinkler systems. Eight (8) 9' x 10' dock-high doors are equipped with 30,000 lb, 6' x 8' pit-style levelers, and one (1) 14' x 14' drive-in door.

Property Highlights

- New construction
- High ceilings
- Pit levelers
- ESFR sprinklers

Offering Summary

Lease Rate	\$6.95 PSF NNN
Available SF	50,000 SF - 126,824 SF
Office SF	~800 SF
Lot Size:	12.94 Acres
Zoning	Light Industrial & Warehousing
OPEX	\$0.80 per SF
Parking Spaces	105 - expandable to 173 - estimated

Property Details

Lease Rate

\$6.95 PSF NNN

Location Information

Street Address	1521 Mountain Road
City, State, Zip	Andersonville, TN 37705
County	Anderson
Nearest Highway	Hwy 441 - 0.25 miles
Nearest Airport	McGhee Tyson Airport - 33.5 miles

Building Information

Available SF	50,000 SF - 126,824 SF
Tenancy	Multi
Year Built	2022
Column Space	60 ft
Dock Doors	(8) 9' x 10' dock-high doors equipped with 30,000 lb, 6' x 8' pit-style levelers Dock Doors expandable up to 20*
Drive-in Doors	(1) 14' x 14' drive-in door
Roof	24 gauge standing seam galvalume 25-year warranty insulated highly reflective and recyclable
Ceiling Height	Minimum 32' beneath mainframe steel at eaves. ±39' at mainframe steel at peak

Power Specifications

300 kVA Pad-Mounted Transformer	Capacity: ~361A @ 480Y/277V 3-phase ~833A @ 208Y/120V 3-phase
Main Panel board	1200A bus capacity @ 480Y/277V Houses 400A and 250A molded case breakers
Service 1	400A 480V panel 45 kVA transformer stepping down to 208Y/120V Feeds a 225A panelboard with a 125A main breaker
Service 2	Fed from Service 1's 400A 480V panel 45 kVA transformer stepping down to 208Y/120V Feeds a 225A panel board with 125A main breaker
Service 3	225A 480V panel 75 kVA transformer stepping down to 208Y/120V Feeds a 225A panel board with 200A main breaker

Utilities & Amenities

HVAC	Suspended forced air natural gas unit heaters and ventilator on fans
Gas / Propane	Yes
Amenities	High output LED lighting ESFR wet fire protection system, eliminating in rack sprinkler drops for most commodities

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Location Map



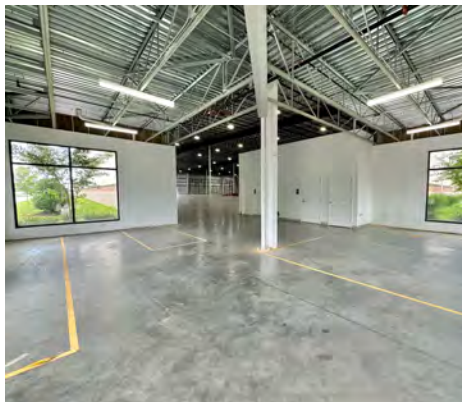
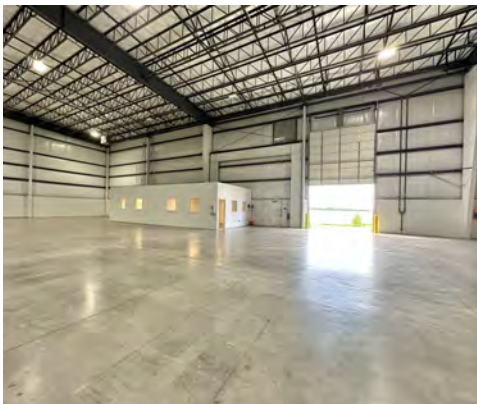
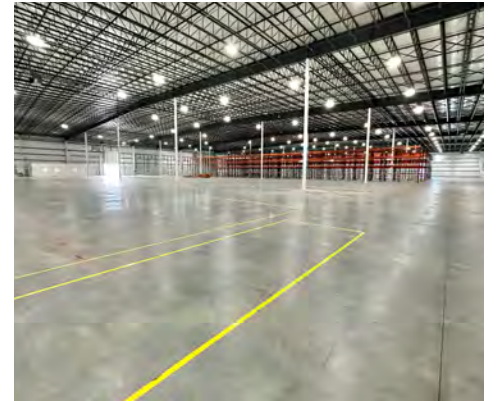
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Photo Gallery

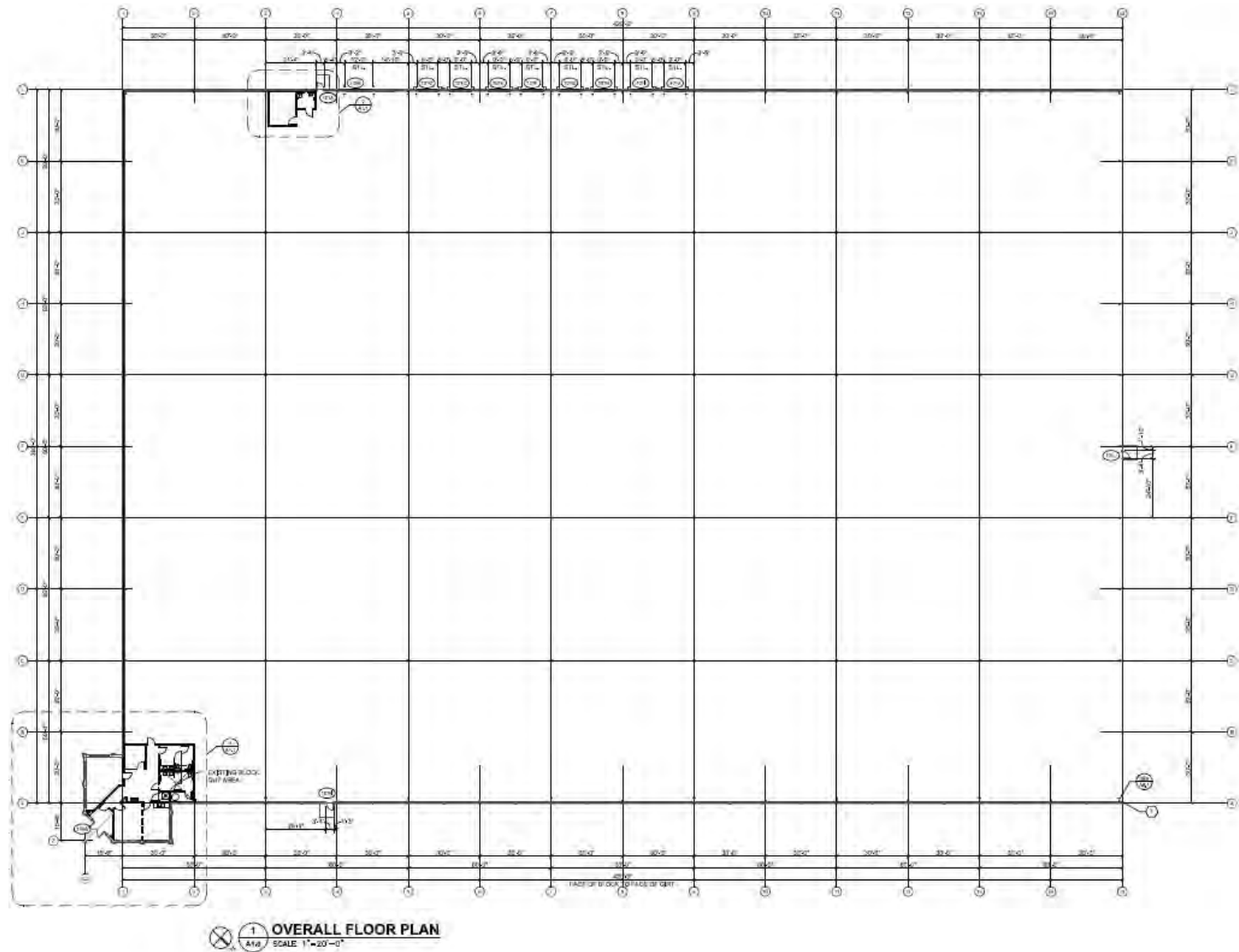


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Photo Gallery



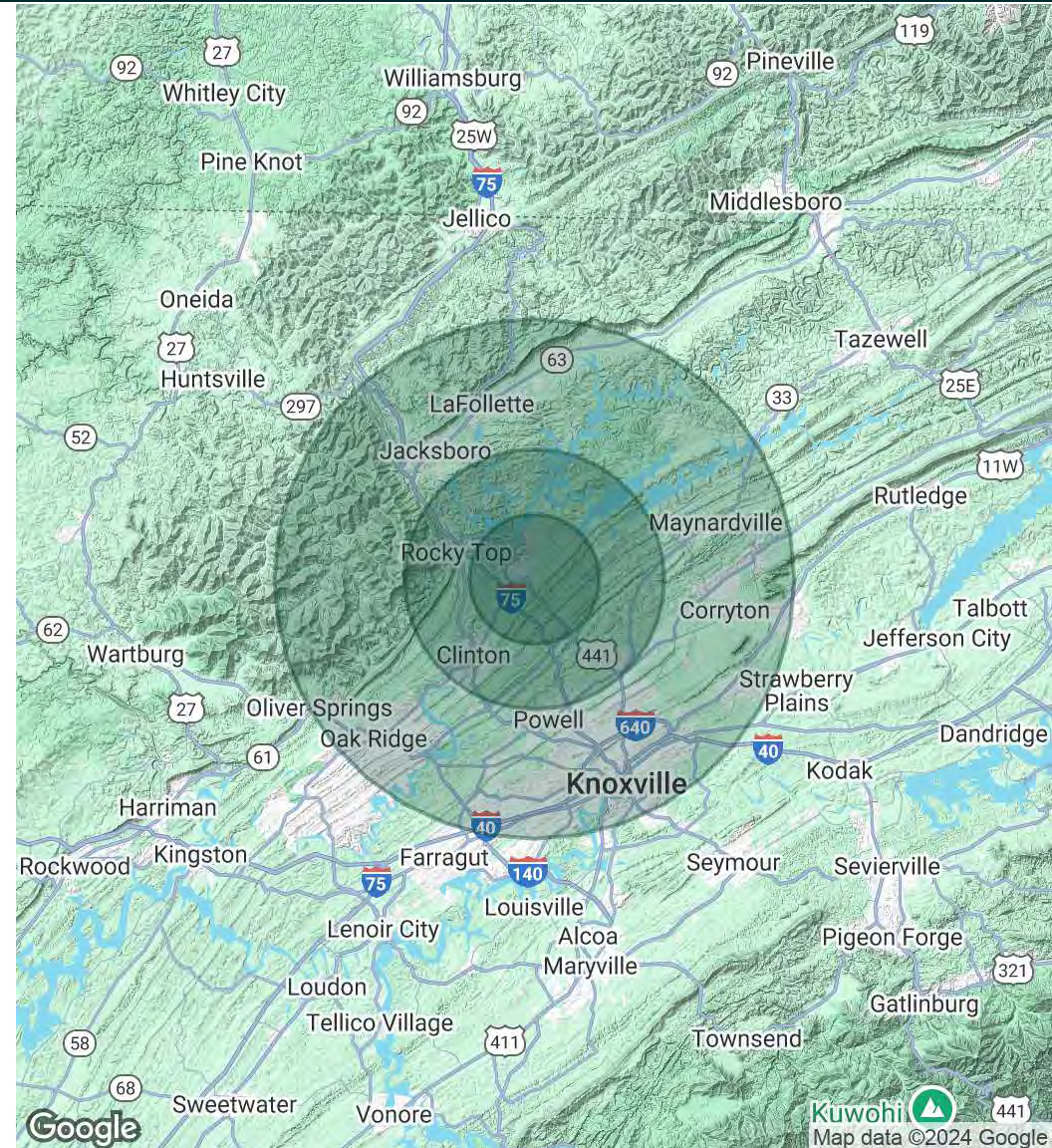
Floor Plan



Demographics Map & Report

Population	5 Miles	10 Miles	20 Miles
Total Population	13,022	72,592	531,374
Average Age	44	43	41
Average Age (Male)	43	42	39
Average Age (Female)	45	44	42
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	5,180	29,049	220,575
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$89,448	\$89,026	\$86,467
Average House Value	\$326,443	\$305,201	\$310,793

Demographics data derived from AlphaMap



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Meet the Team



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