

INDUSTRIAL PROPERTY FOR SUBLEASE

CBRE

1521 Mountain Rd Andersonville, TN 37705

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, $60' \times 60'$ column spacing, and ESFR sprinkler systems. Eight (8) 9' x 10' dock-high doors are equipped with 30,000 lb, $6' \times 8'$ 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

Gas / Propane	Yes
Amenities	High output LED lighting ESFR wet fire protection system, eliminating in rack sprinkler drops for most commodities

Suspended forced air natural gas unit heaters and

ventilator on fans

Location Map

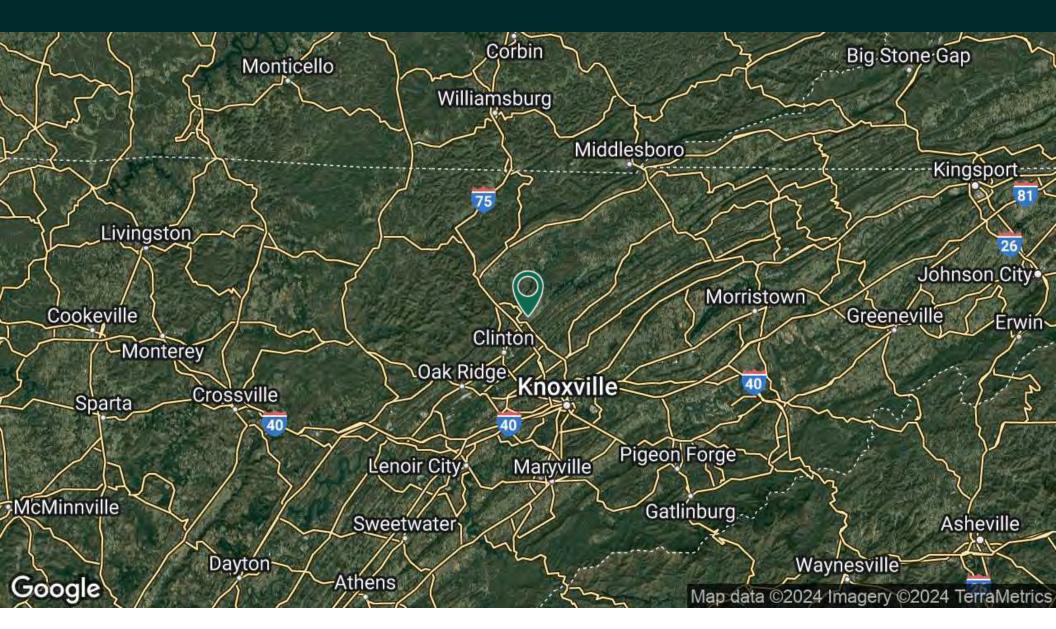


Photo Gallery

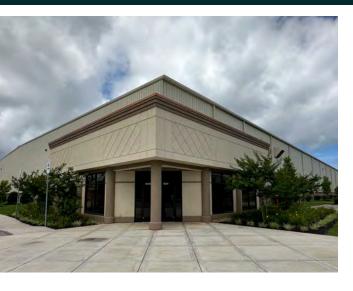


















Photo Gallery







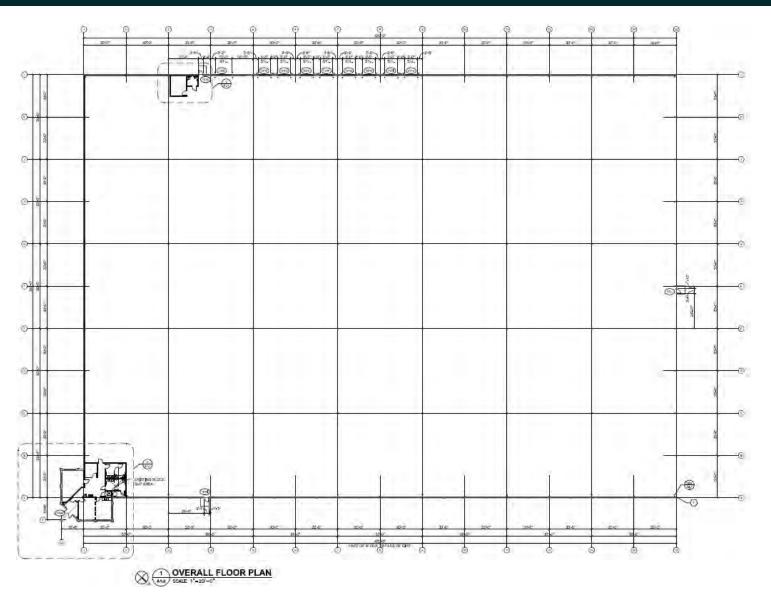








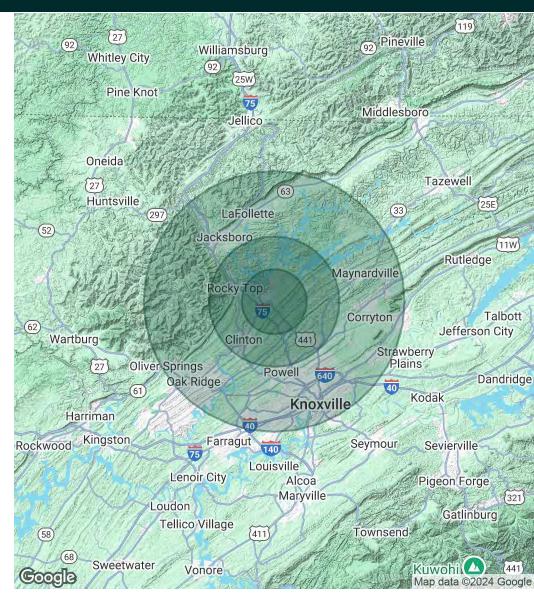
Floor Plan



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



7 1521 MOUNTAIN ROAD | ANDERSONVILLE, TN 37705

Meet the Team



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