



## 2000 OVERHEAD BRIDGE RD PROPERTY FOR LEASE



### 2000 OVERHEAD BRIDGE RD

With prominent access from the Overhead Bridge exit off State Hwy 60, just 3 minutes from I-75 in Cleveland TN, 2000 Overhead Bridge Rd NE, was owned and operated since 1968 by Rubbermaid, as subsidiary of Newell Brands, with more than 28,000 employees globally. This prime manufacturing 96,378 SF opportunity has predominantly 20.5' clear heights throughout the facility and fitted with wet sprinkler fire suppressions systems. The fully fenced property has a well-appointed visitor entrance feature and ground level office space. Shipping and delivery opportunities include eleven (11) dock doors and four (4) grade level drive - in doors. Production and visitor parking areas contain gated access and are served by a surface level asphalt parking facility immediately in front of the building. This property is highly functional to serve both manufacturing, assembly, or distribution functions with +/- 9 AC of yard/adjacent expansion capability.



### PROPERTY HIGHLIGHTS:

<b>Address:</b>	2000 Overhead Bridge Road NE
<b>Asking Rate:</b>	\$8.00 PSF NNN
<b>Total Building Area:</b>	+/- 96,378 SF (SF does not include mezzanine areas)
<b>Property Size:</b>	+/- 16.53 AC
<b>Parcel ID:</b>	050J E 003.01
<b>Zoning:</b>	IL
<b>Year Built:</b>	1968 (User Occupied Since Construction)
<b>Clear Height:</b>	+/- 20.5'
<b>Column Spacing:</b>	+/- 50'x36'
<b>Dock Doors:</b>	Six (6) 9' x 9' w/manual levelers and dock locks
	Five (5) 8'X10' W/hydraulic levelers
<b>Drive-In Doors:</b>	Two (2) grade level +/- 8'x8'
	One (1) grade level +/- 10'x12'
	One (1) grade level +/- 10'x10'
<b>Property Type:</b>	Industrial
<b>Property Subtype:</b>	Manufacturing
<b>Parking:</b>	+/- 225

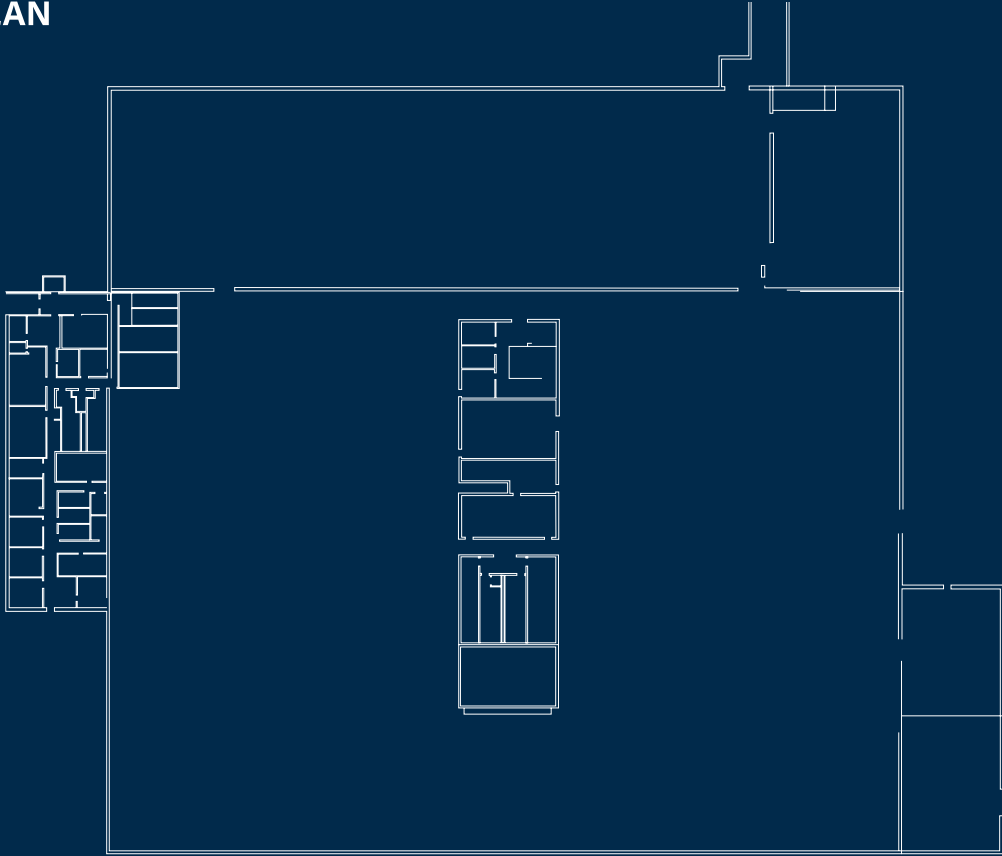


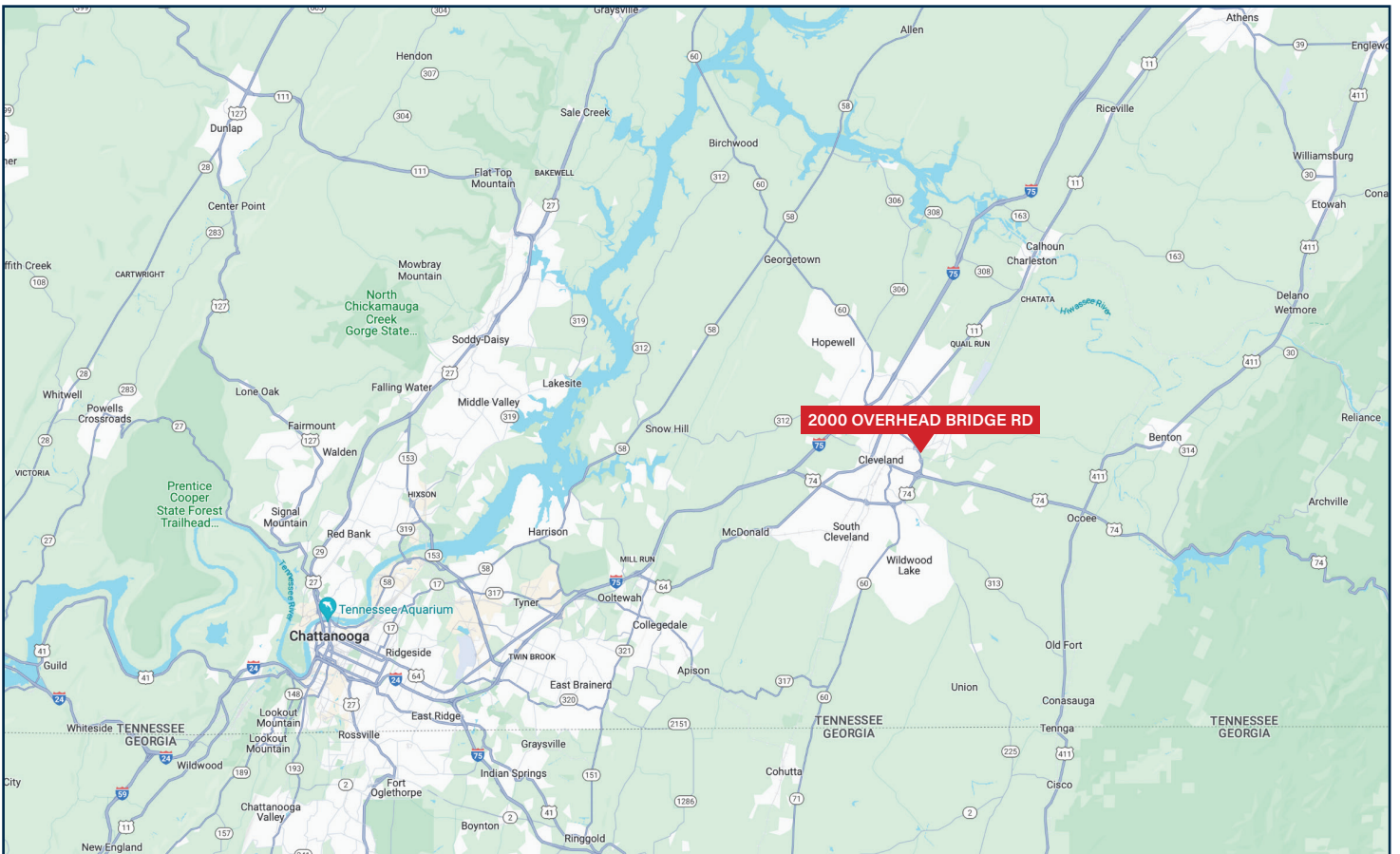
### MECHANICAL INFRASTRUCTURE:

<b>Chiller:</b>	90 Ton – Trane Centravac
<b>Cooling Tower:</b>	Marley
<b>Boiler:</b>	(2) Clever Brooks (100 HP)



## FLOORPLAN





**FOR MORE INFORMATION**  
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