



213 Dennis St

213 Dennis St, Athens, TN 37303

Jennifer Johnson

HR Sources & Solutions, Inc
308 N Congress Pky, Athens, TN 37303
jennifer.johnson@volunteersales.com
(423) 744-1298

213 Dennis St

\$7.50 - \$7.75 /SF/YR

Excellent warehouse located minutes from I75 in Athens, TN. Major renovation in 2010. Available November 3, 2025, as current warehouse tenant is consolidating to a new location. Brand new bathrooms will be available. Gated entrance and exit for added security. Location serviced daily by large freight carriers, as well as all recognized small parcel pick up companies. Take advantage of the amazing rack space of the high rise portion of the warehouse, with 30 FT clear span. Motion activated LED lights in the high rise portion of the warehouse. In areas of the high rise warehouse, flooring is up to 6 feet thickness. Adequate ceiling height in the low rise portion of the warehouse of 14 FT to 15 FT, depending on the location of lights and plumbing throughout the area. All dock doors in good condition, as tenant has been actively using the space currently....

- Fantastic, secure, dry warehouse available
- Roof continues to be in great shape with the latest replacement in 2015
- High rise of 31,916 SQ/FT and low rise of 29,314 SQ/FT can be leased separately



Rental Rate: \$7.50 - \$7.75 /SF/YR

Property Type: Industrial

Rentable Building Area: 92,910 SF

Year Built: 1968

Rental Rate Mo: \$0.63 /SF/MO

1st Floor

Space Available	29,314 SF
Rental Rate	\$7.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 Years

Low-Rise Space Renovated in 2010

1

1st Floor

Space Available	31,916 SF
Rental Rate	\$7.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 Years

High-Rise Space

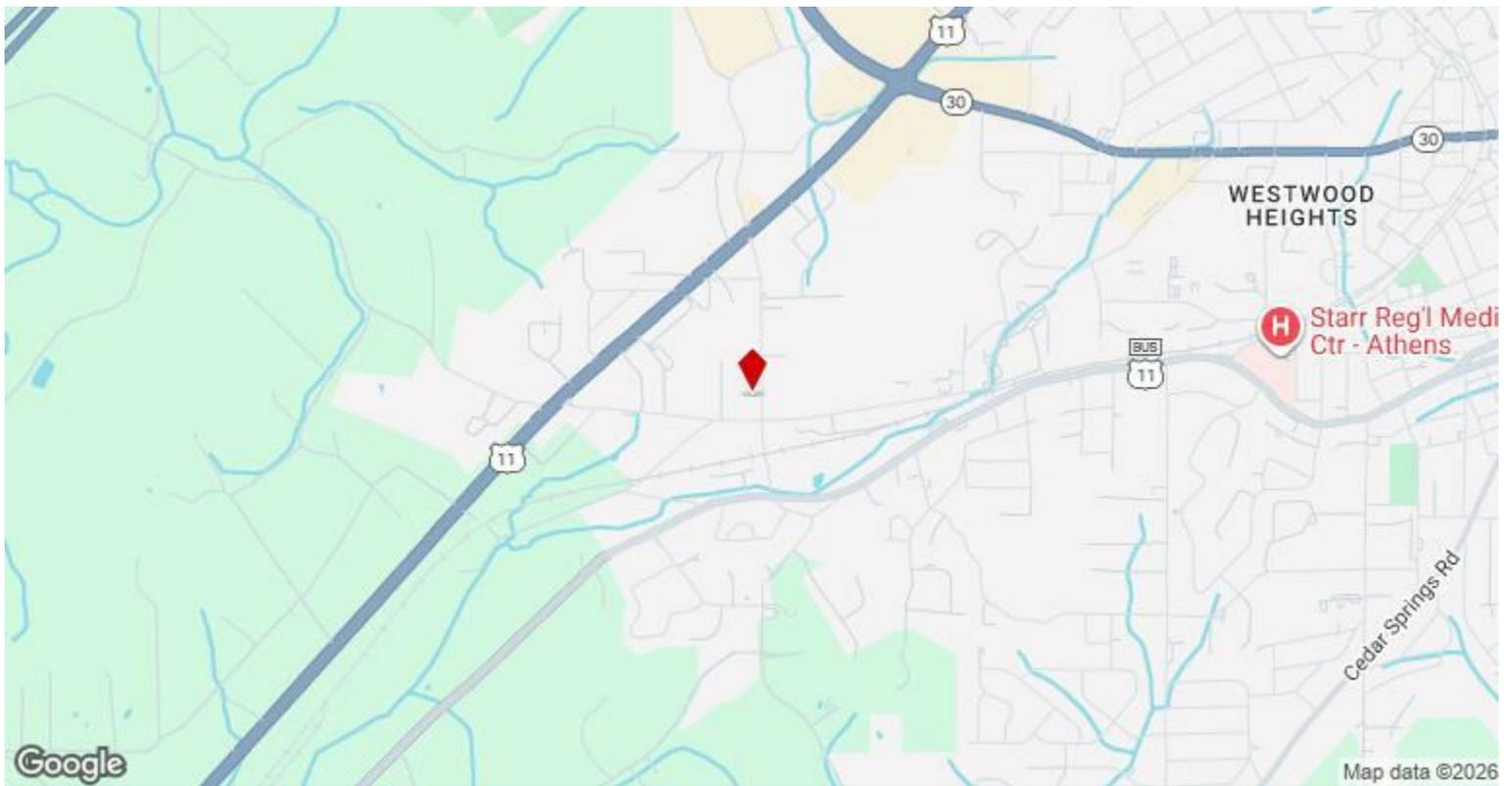
2

1st Floor

Space Available	5,000 SF
Rental Rate	\$7.75 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Perfect space for a small business needing a distribution location for their products. Or, great infrastructure for a small lite industrial manufacturing company that needs to have a safe, secure area to manufacture. Minutes from I75 with lots of freight carriers available on a daily basis. Negotiable space available from 5,000 sq ft to 10,000 sq ft. Let's discuss your needs and allow us to be flexible to fill your needs!

3



213 Dennis St, Athens, TN 37303

Excellent warehouse located minutes from I75 in Athens, TN. Major renovation in 2010. Available November 3, 2025, as current warehouse tenant is consolidating to a new location. Brand new bathrooms will be available. Gated entrance and exit for added security. Location serviced daily by large freight carriers, as well as all recognized small parcel pick up companies. Take advantage of the amazing rack space of the high rise portion of the warehouse, with 30 FT clear span. Motion activated LED lights in the high rise portion of the warehouse. In areas of the high rise warehouse, flooring is up to 6 feet thickness. Adequate ceiling height in the low rise portion of the warehouse of 14 FT to 15 FT, depending on the location of lights and plumbing throughout the area. All dock doors in good condition, as tenant has been actively using the space currently.

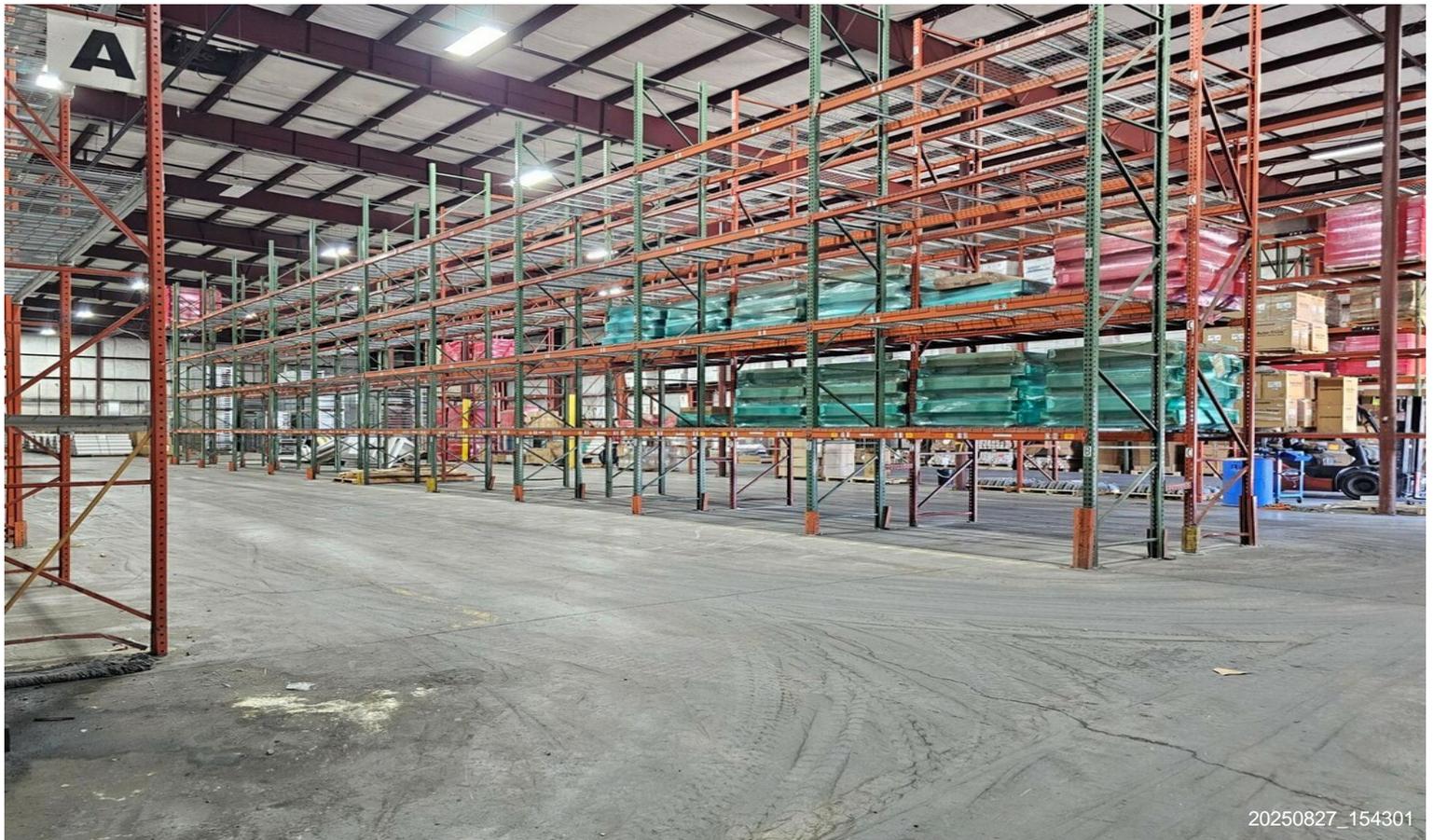
Property Photos



Property Photos

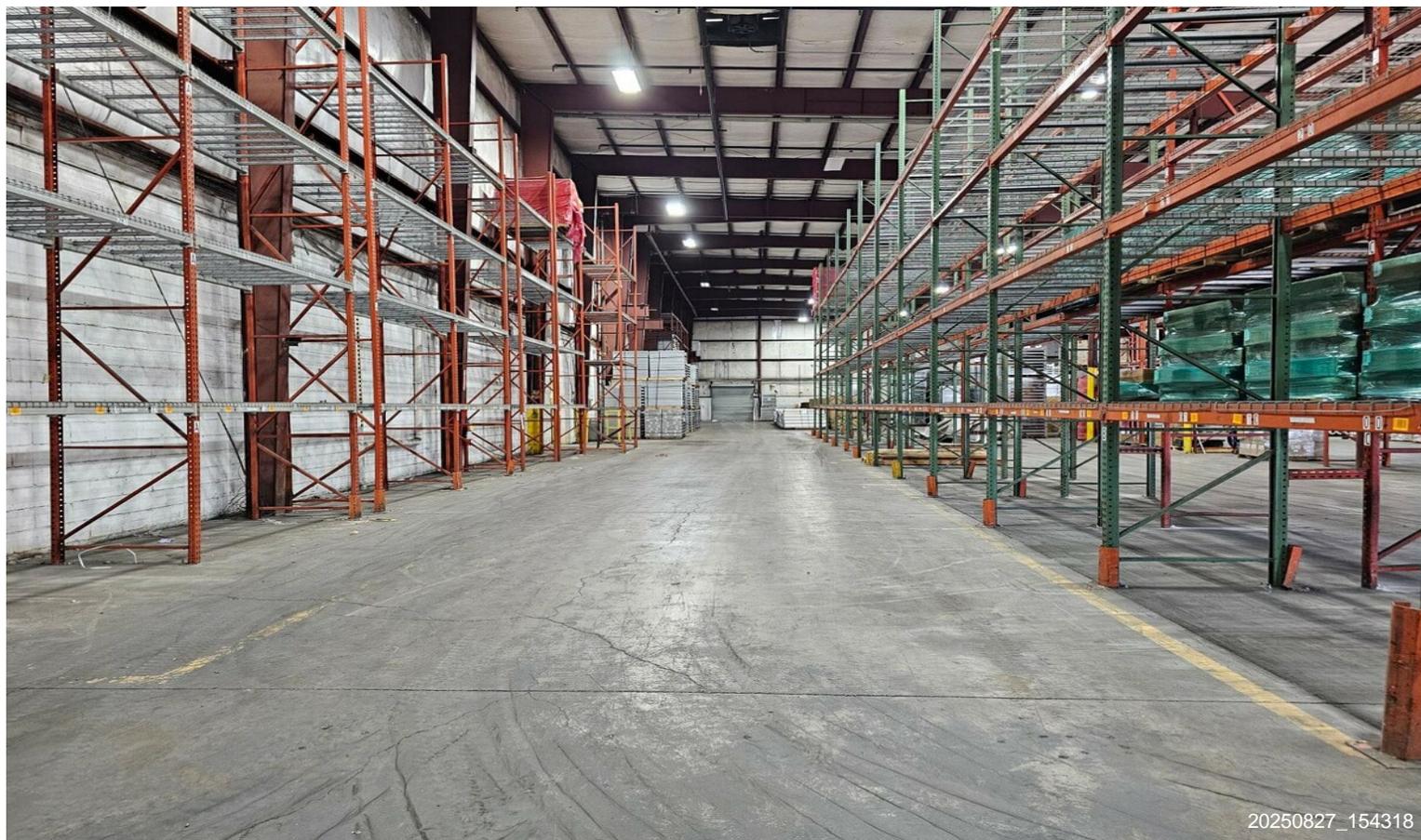


20250827_155538

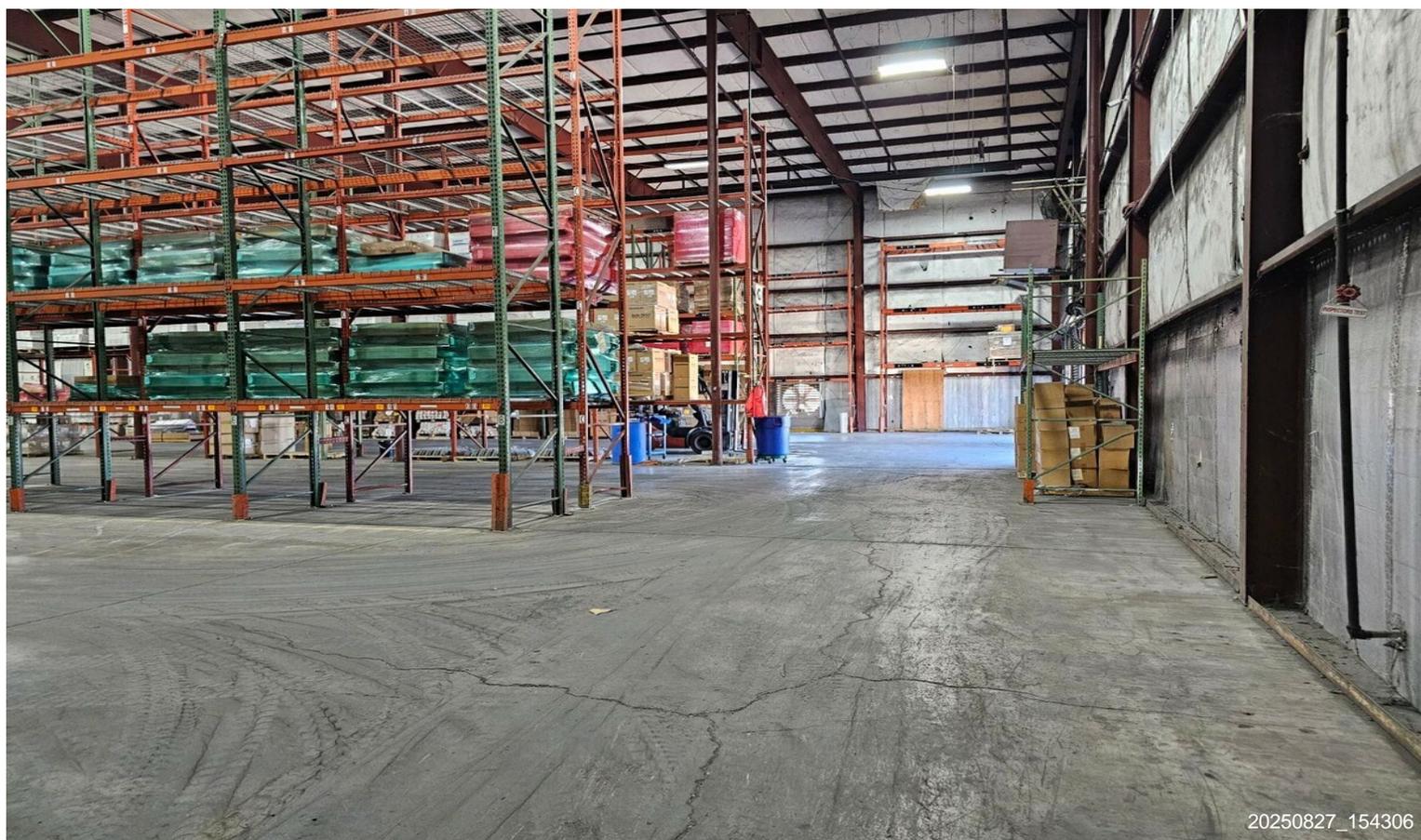


20250827_154301

Property Photos

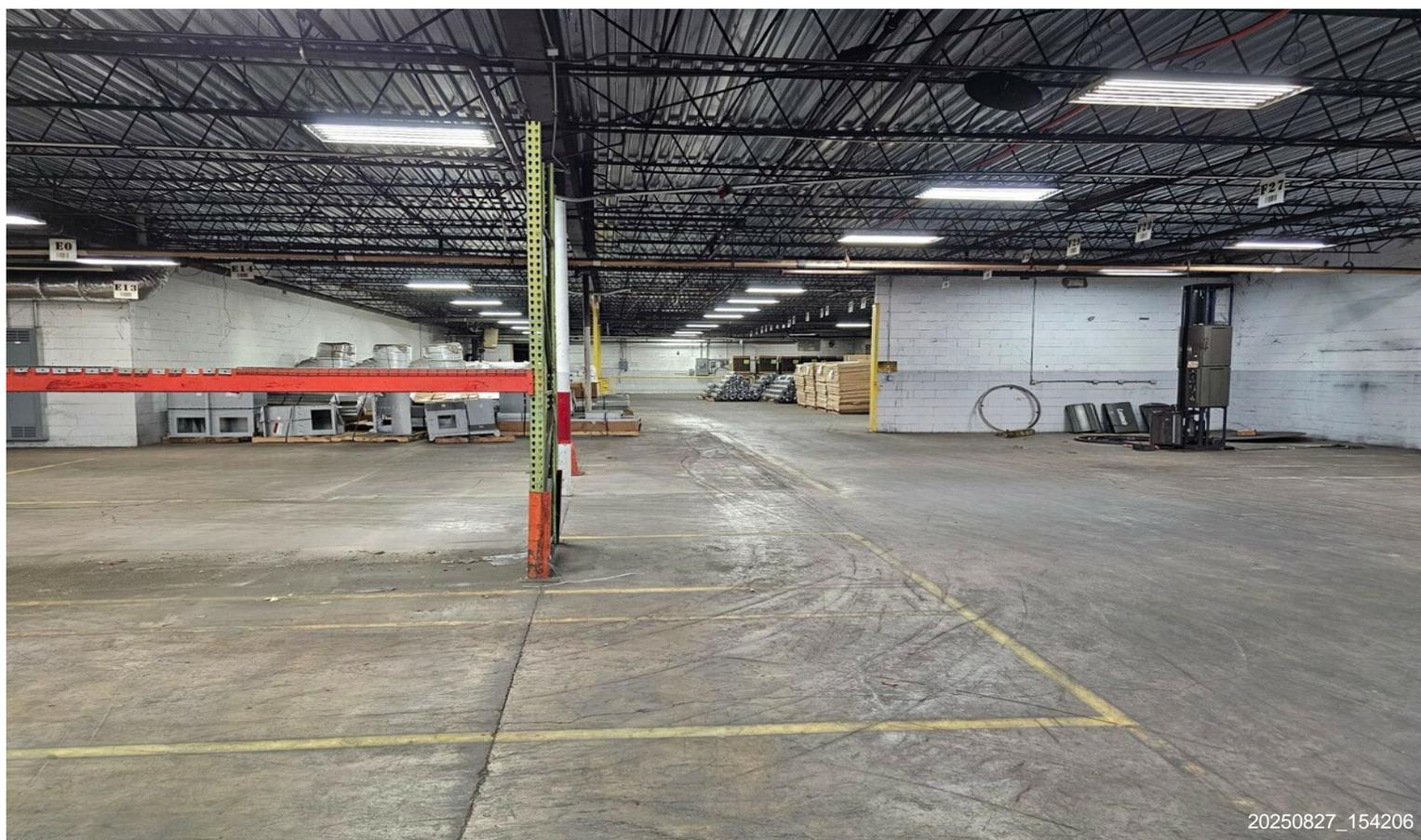
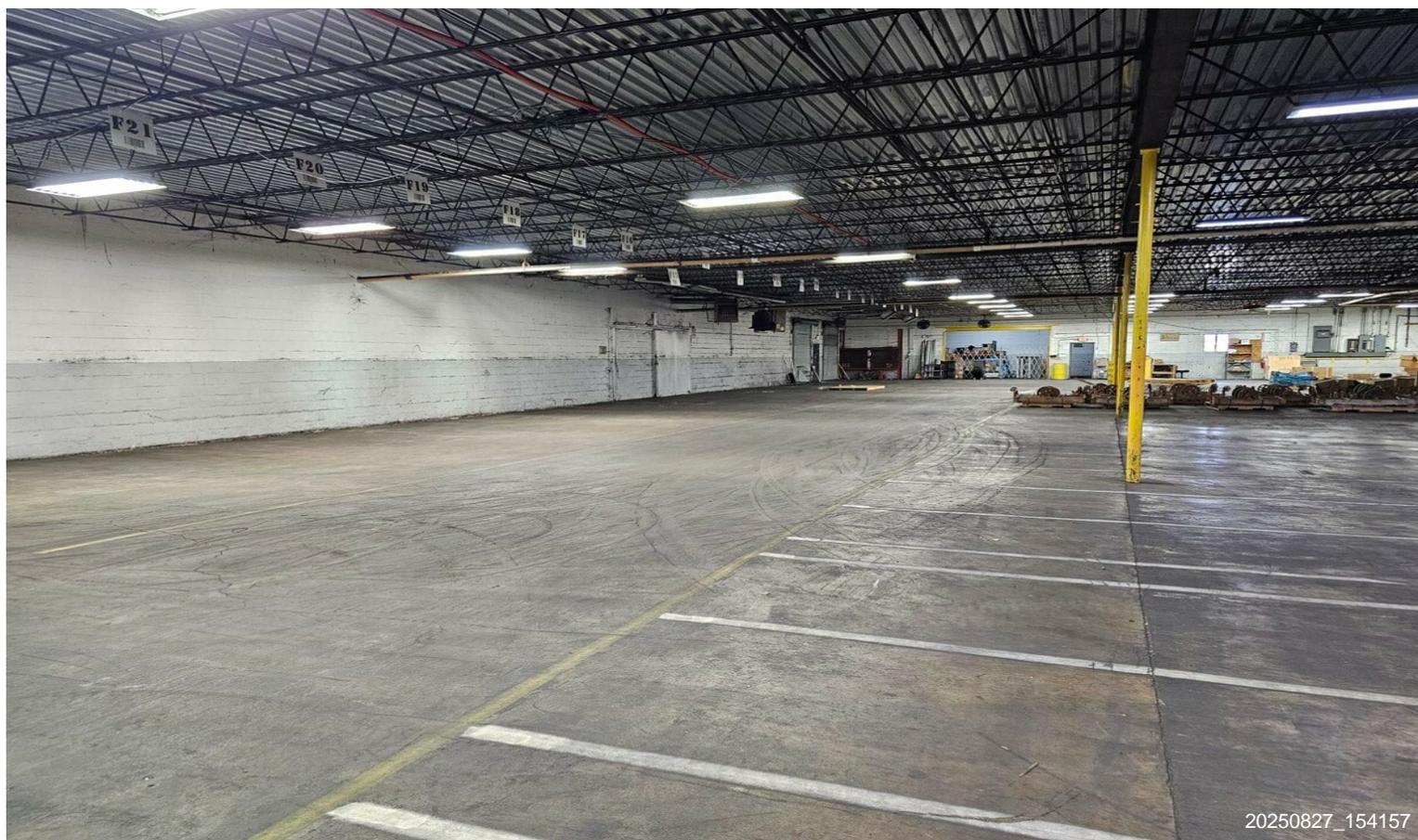


20250827_154318

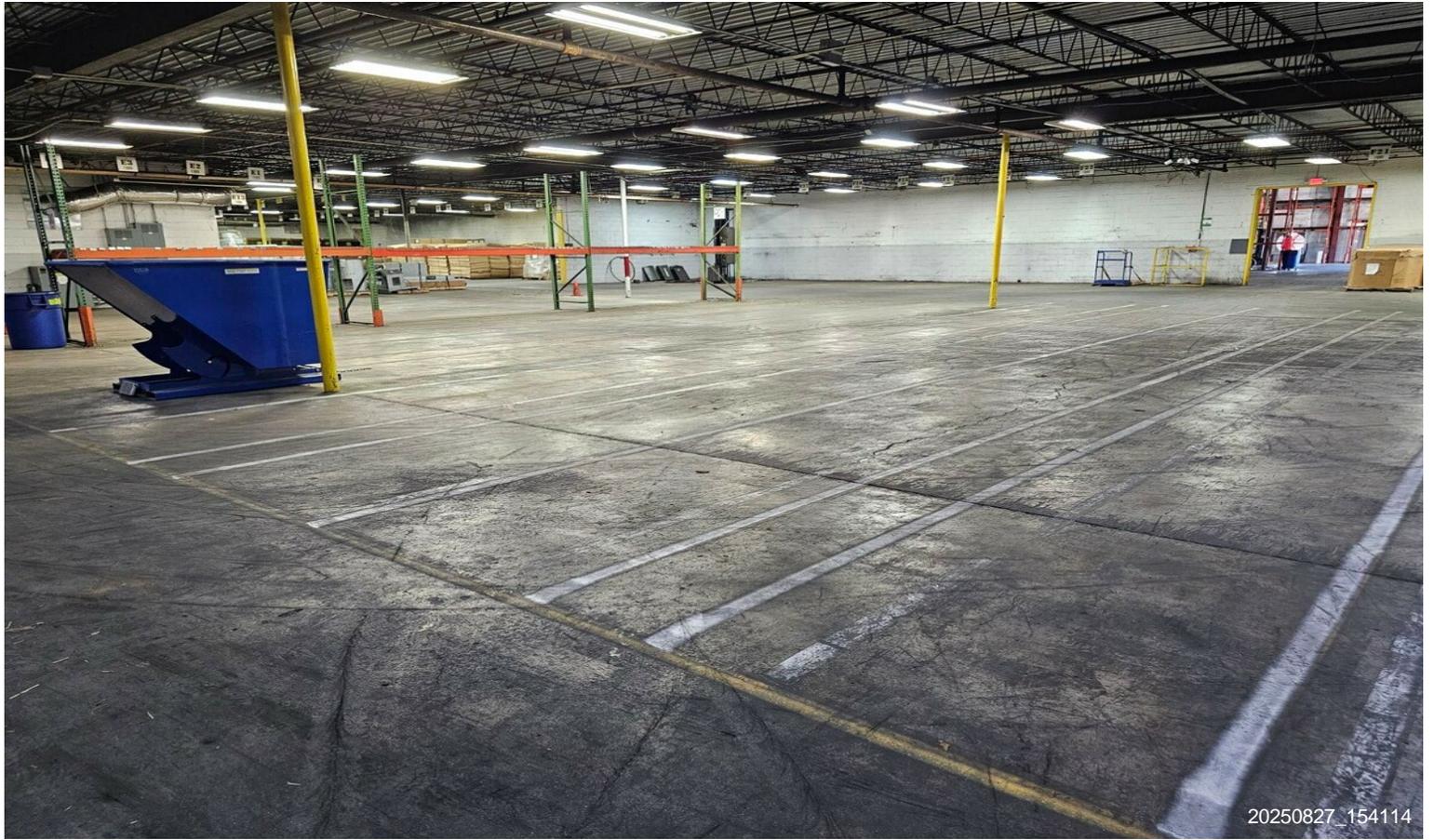


20250827_154306

Property Photos



Property Photos



20250827_154114