



HP Huck Products

HWY. 111

**4.52 Acres
Room for 50,000 Sq Ft
Of Additional Bldgs.**

**For More Information Contact Randy Huck:
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**340 Beaty Swamp Rd
Monroe TN 38573**

340 Beaty Swamp Rd, Monroe TN 38573

Introduction:

Located in the scenic rolling hills between Nashville and Knoxville near the Kentucky border, this facility is full of manufacturing and other kinds of business potential.

This property is ideally suited for a business wanting to relocate to a safe peaceful part of the country with very low taxes, low real estate costs, no state income tax, low crime, light traffic, friendly people, and is in a Right-To-Work/Non-Sanctuary State. This is a great place to raise a family with lots of outdoor activities. Nearby is 27,700 acre Dale Hollow Lake with unlimited water sports, water and camping activities, and is nationally ranked by BASSMASTER as a premier Tournament Fishing Lake. According to BASSMASTER, Dale Hollow lake is “one of the best in the nation to offer anglers a lunker opportunity for all three species of bass”.

Cookeville TN is close by with TN Tech University, lots of industry, many great restaurants, etc. Nashville and Knoxville are just a 2-hour drive. The property can easily support a small, medium, or large size (with additional buildings) manufacturing or other business.

The property consists of 4.52 acres with two buildings totaling 7500 sq ft. Both buildings are well insulated and are equipped with Heat Pumps and back-up propane heating, and both buildings have 480V 3PH plus 240V 3PH services. There are 3.7 acres for additional buildings (up to about 50,000 Sq Ft of buildings). There is plenty of room for equipment. The 450 sq ft office/multimedia meeting room/kitchenette/bathroom has accommodation for 4 office workers with 450 sq ft of storage area above.



Benefits Of Doing Business From Tennessee

TN has very low taxes

- Huck Products 2023 Business Tax: \$22
- Huck Products 2023 Real Estate Tax: \$1764
- Huck Products 2023 Tangible Tax: \$788
- Total Huck Products 2023 Taxes: \$2574
- Tennessee Sales Tax for Manufacturing Equipment: 0%
- No state income tax on wages

Tennessee is a Wonderful State to live in

- Tennessee is a right-to-work state
- Tennessee is not a Sanctuary State
- Our location has no zoning requirements
- The shop is served by USPS, UPS, FedEx, and numerous trucking companies with LTL and FTL services
- Monroe has very low crime
- Overton County has low real estate prices
- We have very light traffic
- Friendly people
- Mild winters
- Beautiful scenery
- Clean air
- Nearby Dale Hollow Lake has 27,700 acres of tournament fishing, water sports, etc.



Huck Products Manufacturing Facility Sale Details Overview

PRICE: 1.7 MILLION

LOCATION: 340 BEATY SWAMP RD, MONROE TN 38573

PROPERTY: 4.52 ACRES

FACILITIES: TWO BUILDINGS TOTALING 7500 SQ. FT.



Property

Huck Products is located in Overton Country Tennessee at:
340 Beaty Swamp Road,
Monroe TN 38573.

The land consists of a total of 4.52 Acres. Currently about 0.8 acres are used for the buildings, driveways, and parking. The remaining 3.7 acres are available for additional buildings for expansion, and could accommodate approximately 50,000 sq ft of additional buildings. The property is supplied with city water, high speed fiber internet, 240V and 480V 3-phase power.



Building #1

Building #1 is our main building. It had 2550 sq ft of shop floor and 450 sq ft of office space. It is a 3000 sq. ft. insulated and climate controlled white metal building.

Details Include:

- Galvanized Structural Components
- 8" thick Concrete Floor to Support Heavy Equipment
- 10 Ton Heat pump, and 7.5 Ton Heat Pump
- Back-up Propane Heaters Supplied By Shared 1000-Gallon Propane Tank
- Office With Space For ~4 office workers
- Equipped with Multimedia Equipment for Meetings and Training
- Full Bathroom With Shower
- Kitchenette with Refrigerator/Freezer
- Two Reverse Osmosis Water Systems (shop & Kitchenette), Dish Washer, Washer/Dryer,
- 450 sq. ft. Storage Space Above Office With Stairway Access
- 240V 3PH 400 Amp Service & 480V 3PH 400 AMP Service (easily upgradable)
- Fiber Optic DSL up to 10 GIG Download
- 12' Wide by 12' Tall Garage Door
- Driveway with parking and Accommodates Semi-Tractor Trailer Deliveries
- Very Bright LED Lighting Throughout
- White Industrial Epoxy Floor Coating In Shop Area
- Tile Floor in Office, Kitchenette, and Bathroom
- Septic Tank



Building #1 Office

Building #1 contains our 450 sq. ft. of office space. It contains room for about 4 desks, a kitchenette, and full bathroom with a shower. We also have a multimedia set up for group meetings, presentations, or watching a movie on a lazy Saturday.

Details Include:

- Tile Floors
- Dedicated Office Air Conditioner/Heat Pump
- Twin Lakes Security System
- Bright LED Lighting
- Projector and Pulldown Screen For Business Meetings, Training Videos, or Movies (Blue-Ray DVD Player and Connected to the Computer System)
- RO Water Filtration System
- RO Water Plumbed Into Shower For Easy Mineral Free RO Shower Rinse (Keeps The Shower Clean With Minimal very Infrequent Cleaning Required).



Building #2

Building #2 is a 4500 sq. ft. (60' x 75') insulated and climate controlled white metal building.

Details Include:

- Galvanized Structural Components**
- 8" thick Concrete Floor to Support Heavy Equipment**
- White Industrial Epoxy Floor Coating**
- 10 Ton Heat Pump**
- Back-up Propane Heater Fueled By Shared 1000-Gallon Propane Tank**
- 240V 3PH 400 Amp Service & 480V 3PH 400 AMP Service (easily upgraded)**
- Fiber Optic DSL up to 10 GIG Download**
- Very Bright LED Lighting Throughout**
- 14' Wide x 12' Tall Garage Door**



Sale Price

Property, Buildings, and Equipment

\$1,700,000.