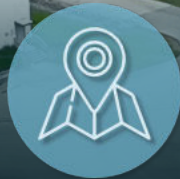


20TH STREET INDUSTRIAL

2915 20th St NE, Cleveland, TN



GREAT LOCATION

Easy Access to APD-40
and US-64; 10 Minutes to
I-75 Freeway

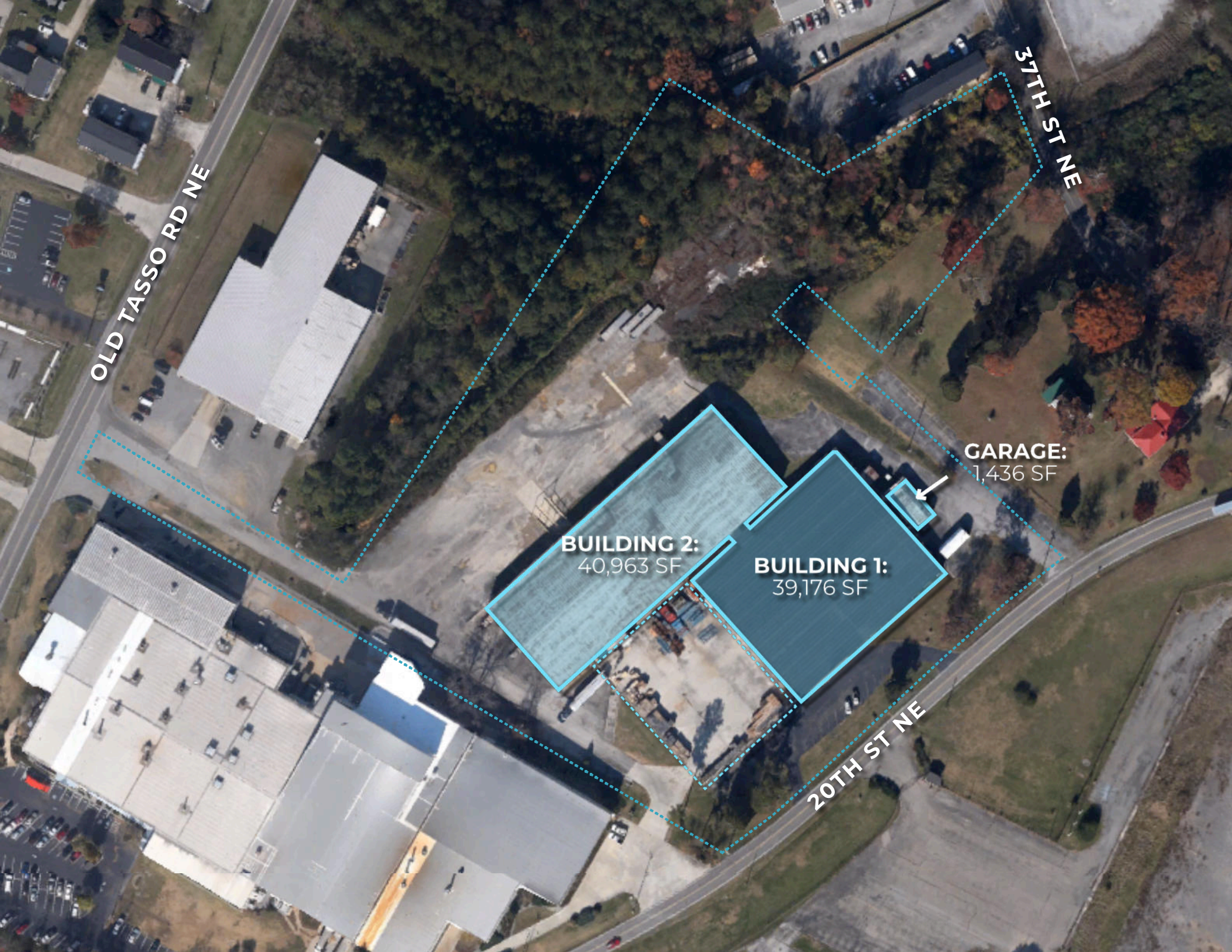


IL ZONING

Light Industrial:
Light Manufacturing,
Distribution, etc.

LEASING FLYER





OLD TASSO RD NE

37TH ST NE

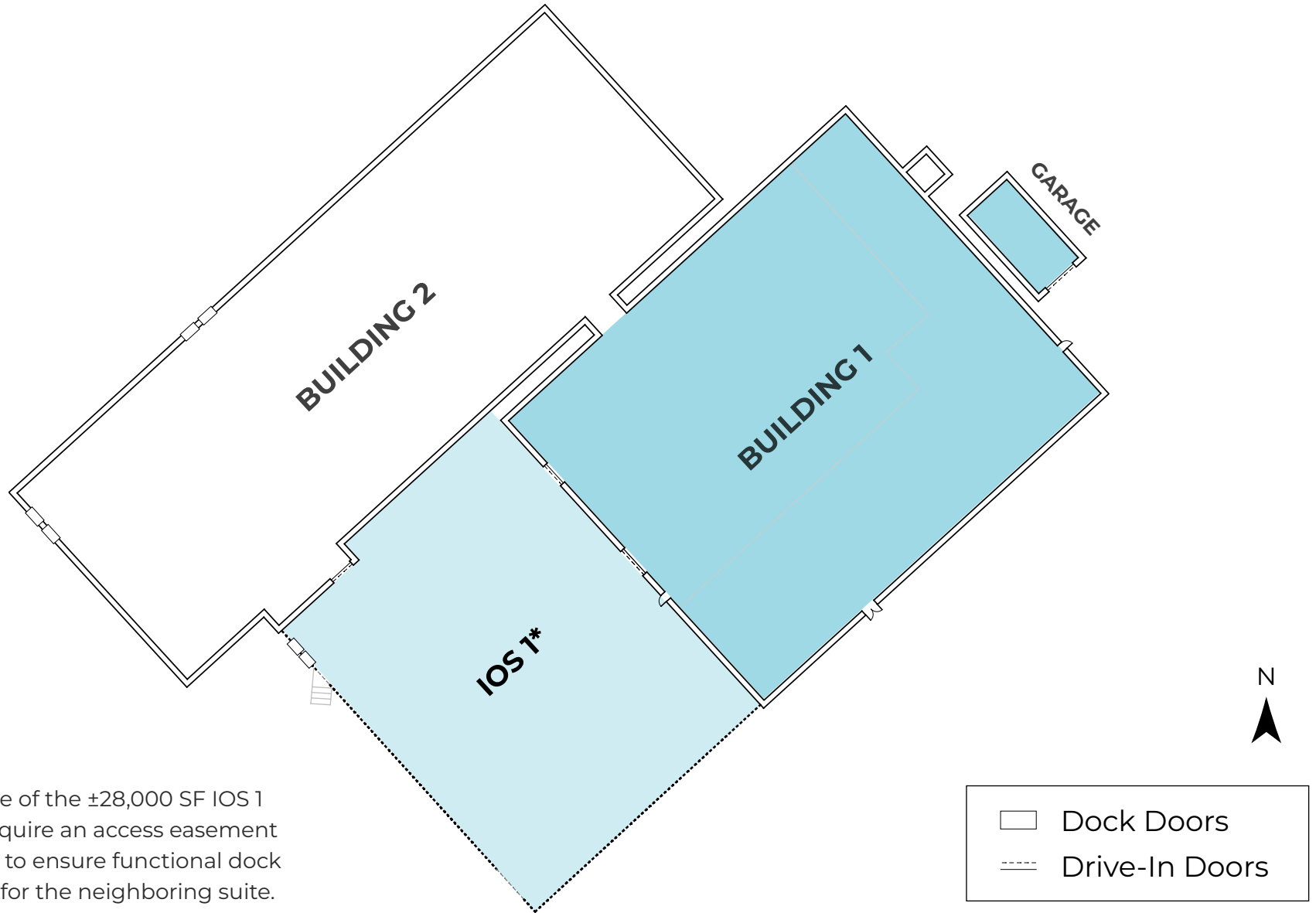
20TH ST NE

BUILDING 2:
40,963 SF

BUILDING 1:
39,176 SF

GARAGE:
1,436 SF

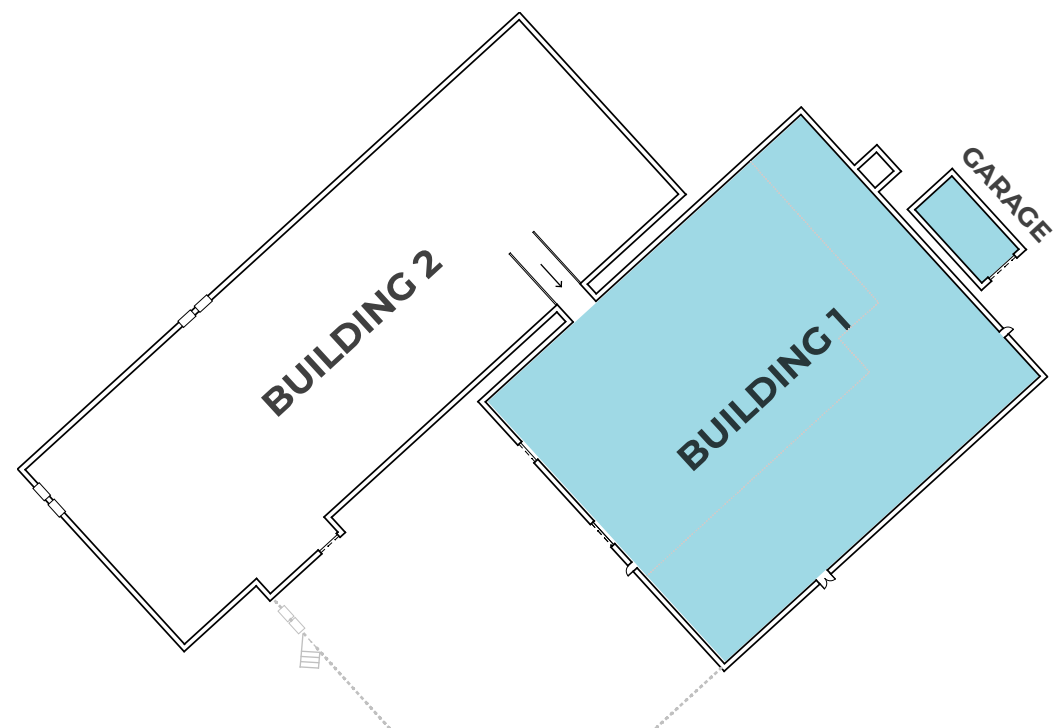
AVAILABLE SPACE



* Tenant's use of the ±28,000 SF IOS 1 space will require an access easement to Building 1 to ensure functional dock accessibility for the neighboring suite.

Sketch is a rough estimation and not to scale.

AVAILABLE SPACE



BUILDING	1	Garage
SIZE	± 40,000 Sqft.	± 1,450 Sqft.
LOADING DOCKS	-	-
DRIVE-INS	2	1
AVAILABILITY	60 Days	60 Days

Sketch is a rough estimation and not to scale.





IOS 2:
DIVISIBLE +/- 4.5 AC

IOS 1:
+/- 28,000 SF
GATED LOT

Sketch is a rough estimation and not to scale.

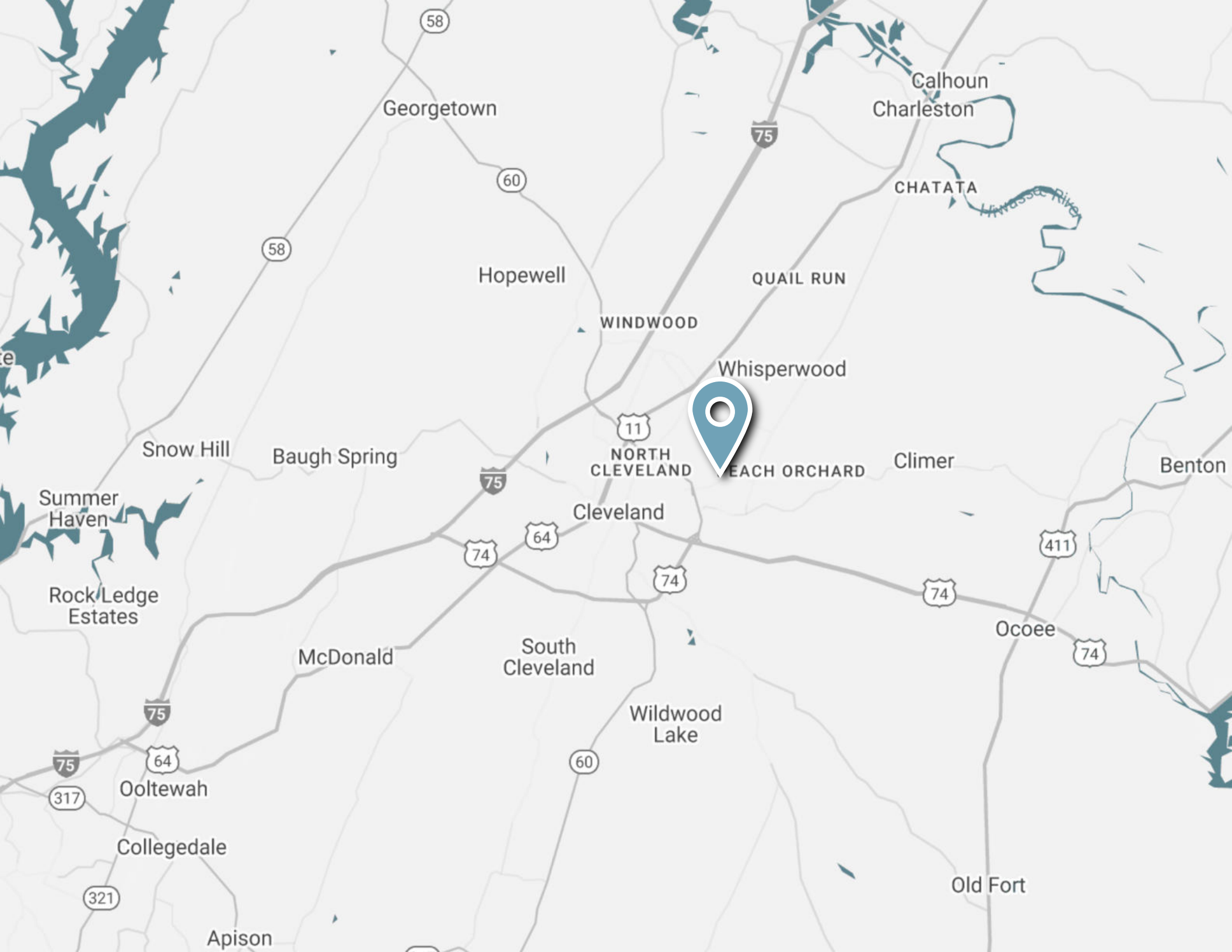
AVAILABLE LAND



Sketch is a rough estimation and not to scale.

SPACE	IOS 1*	IOS 2
LOT SIZE	± 28,000 Sqft.	± 4.5 AC [Divisible]
GATED/SECURED	Yes	-
LOADING DOCKS	2	-
DRIVE-INS	1	-

* IOS 1 will require an access easement to Building 1 to ensure functional dock accessibility for the neighboring suite.

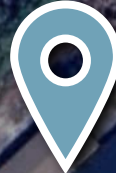


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