

INDUSTRIAL PROPERTY FOR SALE

656 Interstate Drive

CROSSVILLE, TN 38555



JAMIE BRANDENBURG, SIOR

Commercial Real Estate Advisor
jamie@industrialtn.com
M 615.487.2100

THE ———
INDUSTRIAL
——— GROUP

COMPASS RE COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

PROPERTY DESCRIPTION

This extensive property encompasses 260,000 square feet, distributed among six buildings situated on over 49 acres. Specifically, the six buildings occupy approximately 22 acres, while around 27 acres of the total area are positioned along I-40, presenting an opportunity for potential development of additional industrial buildings. Formerly utilized as a wood/lumber processing facility, this prime location provides easy access to Cookeville, Knoxville and all that Crossville has to offer.

PROPERTY DETAILS	
Acres	49.37 acres
Sales price:	\$8,400,000
Buildings	6
Total SF	260,000 SF
Zoning	Light MFG
Year built	Varies

POPULATION	2 MILE	5 MILE	10 MILES
2010	4,458	19,734	44,867
2023	5,143	21,593	51,032

INCOME	2 MILE	5 MILE	10 MILES
Avg. HHI	\$49,237	\$58,461	\$65,002

PROPERTY FEATURES

- Fully sprinklered throughout
- 5 loading dock doors / 11 roll up doors
- 5,100 +/- SF of Business Offices
- Additional 5,000 SF of Training Rooms and Auxiliary Offices
- Multiple Points of Ingress/Egress
- Roof Condition: Very good per inspection
- Close proximity to I-40, new Buc-ee's
- 27 acres on I-40 could be developed

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2010	1,871	8,143	19,233
2023	2,179	8,962	22,031

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