

INDUSTRIAL PROPERTY FOR LEASE

656 Interstate Drive

CROSSVILLE, TN 38555



JAMIE BRANDENBURG, SIOR

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THE ———
INDUSTRIAL
——— GROUP

COMPASS RE COMMERCIAL

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

PROPERTY DESCRIPTION

This extensive property encompasses approximately 260,000 square feet, distributed among six buildings situated on 22 acres. Formerly utilized as a wood/lumber processing facility, this prime location provides easy access to Cookeville, Knoxville and all that Crossville has to offer. Expansive paved yard suitable for outdoor storage and parking.

PROPERTY DETAILS	
Acres	22 acres
Lease rate:	\$4.95 NNN
Buildings	6
Total SF	260,000 SF
Zoning	Light MFG
Year built	1989, 2011-2014

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 Training Rooms and Auxiliary Offices
- Multiple Points of Ingress/Egress
- Roof Condition: Very good per inspection
- 0.6 miles to Buc-ee's, 0.9 miles to I-40
- 6 buildings encompassing 260,000 square feet
- Parking: ± 150

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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