



## OFFERING MEMORANDUM

~68,000 SF Industrial  
on 26.46 Acres

**105 S AUSTIN RD**

Morristown, TN 37813

**PRESENTED BY:**

**TAYLOR DURAND**

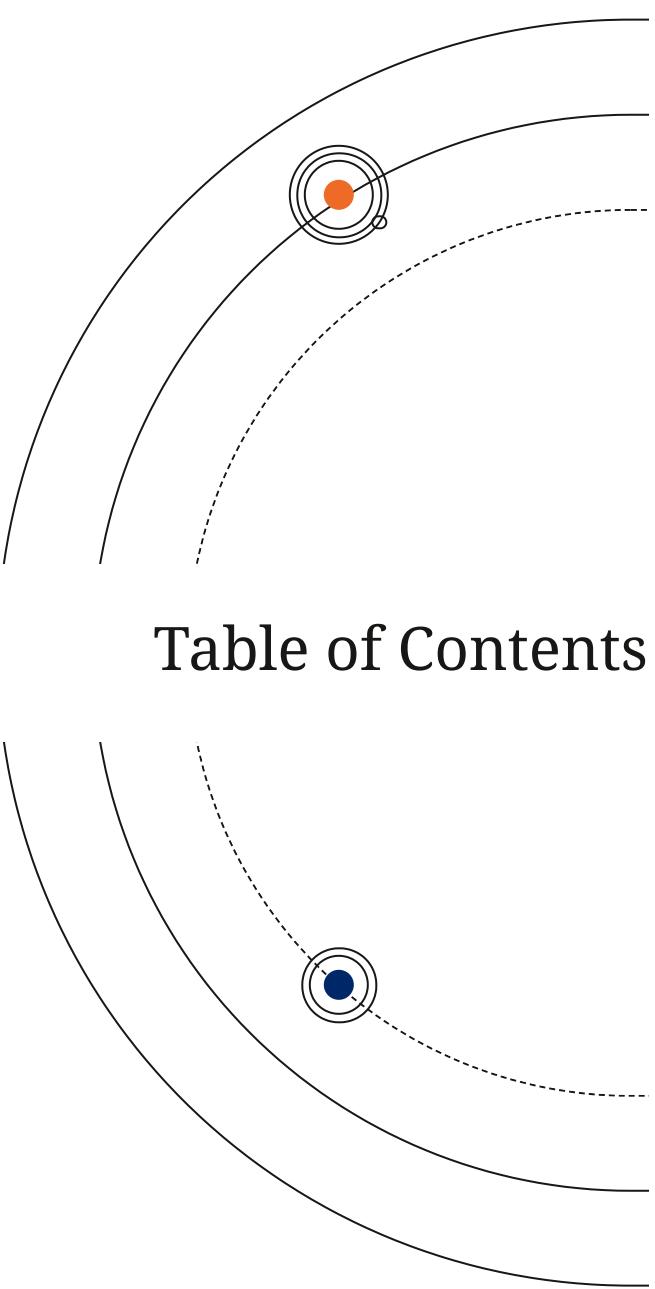
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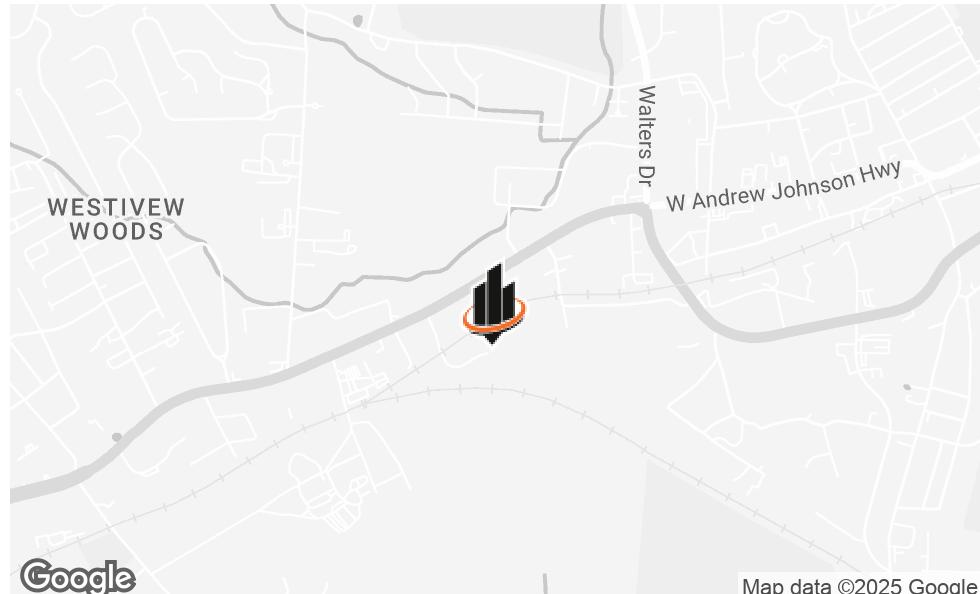
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**SECTION 1**  
**Property  
Information**

## PROPERTY SUMMARY



Map data ©2025 Google

**SALE PRICE**

**\$4,600,000**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	68,000 SF
<b>LOT SIZE:</b>	26.46 Acres
<b>PRICE / SF:</b>	\$67.65
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	HI
<b>APN:</b>	041G A 00100

### PROPERTY OVERVIEW

Morristown, TN site offering a rare combination of existing infrastructure and expansive development potential. This ±68,000 SF Industrial facility sits on a 26.47-acre parcel zoned HI (Heavy Industrial). The site is ideal for manufacturers, distributors, or investors seeking a strategic site with abundant outdoor storage and scalability. The property features existing Industrial facilities, covered and uncovered storage areas, plus ample undeveloped land for building expansion or additional storage capacity. With excellent access to regional transportation routes and utility infrastructure to support heavy Industrial use, this site is primed for long-term operational flexibility and growth.

\*Buildings 1, 2, 5, 11, 17, 18 are included in Square Footage. Buyer should verify all Square Footages.

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

<b>BUILDING NAME</b>	~68,000 SF Industrial on 26.46 Acres
<b>STREET ADDRESS</b>	105 S Austin Rd
<b>CITY, STATE, ZIP</b>	Morristown, TN 37813
<b>COUNTY</b>	Hamblen
<b>MARKET</b>	Morristown
<b>CROSS-STREETS</b>	S. Austin & Andrew Johnson Hwy

### BUILDING INFORMATION

<b>TENANCY</b>	Single
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	2007
<b>NUMBER OF BUILDINGS</b>	3

### PROPERTY HIGHLIGHTS

- ±51,000 SF Industrial Facility
- 26.47 Acres Zoned HI (Heavy Industrial)
- Extensive Outdoor Storage
- Expansion-Ready Land
- Rail Access on front and rear

## BUILDING LAYOUT



# Building Information

## Building 1

**Production Mill & Offices**  
ISO Class 2  
Jointed Masonry  
23,944 sq/ft Plant  
4,824 sq/ft Offices  
Sprinkled  
Built 1960  
Roof- 2010

## Building 2

**Lumber Storage Shed**  
ISO Class 3-Non Combustible  
11,600 Sq/ft  
Non-Sprinkled  
Built 2000  
Roof - 2000

## Building 3

**T-Shed / Lumber Storage ISO**  
Class 3-Non Combustible  
122,500 Sq/ft  
Non-Sprinkled  
Built 2003  
Roof - 2003

## Building 4

**T-Shed / Lumber Storage ISO**  
Class 3-Non Combustible  
122,500 Sq/ft  
Non-Sprinkled  
Built 1998  
Roof-1998

## Building #5

**Green Chain**  
ISO Class 3-Non Combustible  
6,700 Sq/ft  
Non-Sprinkled  
Built 1999  
Roof - 1999

## Building 6

**Lumber Shed**  
ISO Class 3-Non Combustible  
4,000 Sq/ft  
Non- Sprinkled  
Built 1994  
Roof -1994

## Building 7

**Grading Shed**  
ISO Class 3-Non Combustible  
4,320 Sq/ft  
Non-Sprinkled  
Built 1993  
Roof-1993

## Building 8

**Planner Shed**  
ISO Class 3-Non Combustible  
4,800 Sq/ft  
Non-Sprinkled  
Built 1991  
Roof- 2001

## Building 9

**Kiln #5 & Kiln #6 (Sli Dry Kiln)**  
ISO Class 3-Non Combustible  
1,886 Sq/ft  
Non-Sprinkled  
Built 1998  
Roof- 2010

## Building 10

**Kiln #7**  
ISO Class 3-Non Combustible  
1,886 Sq/ft  
Non-Sprinkled  
Built 2015  
Roof- 2015

## Building 11

**Kilns 1, 2, 3, 4**  
ISO Class 3-Non Combustible  
2,808 Sq/ft  
Non-Sprinkled  
(2) in 1982 & (2) in 1989 Roof-  
2010

## Building 12

**Generator House**  
ISO Class 3-Non Combustible  
880 Sq/ft  
Non-Sprinkled  
Built #1989  
Roof-2010

## Building 13

**Storage Shed**  
ISO Class 3-Non Combustible  
4,500 Sq/ft  
Non-Sprinkled  
Shed built 1982 - Enclosed  
2003 Roof- 2003

## Building 14

**Boiler House**  
ISO Class 2-Jointed Masonry  
1,886 Sq/ft  
Non-Sprinkled  
Built 1994  
Roof-1994

## Building 15

**Silo - Sawdust Collection**  
ISO Class 4-Poured Concrete  
314 Sq/ft 18,840 Cubic feet  
Non-Sprinkled  
Built 1994  
Roof-1994

## Building 16

**Unloading/ Storage Station**  
ISO Class 1-Frame  
1,680 Sq/ft  
Non-Sprinkled  
Built 2013  
Roof- 2013

## Building 17

**Paint Line Building**  
ISO Class 2-Jointed Masonry  
5,750 Sq/ft  
Non-Sprinkled  
Built 1978  
Roof- 2007

## Building 18

**Gang Rip Building**  
ISO Class 2-Jointed Masonry  
13,000 Sq/ft  
Sprinkled  
Built 2007  
Roof- 2007

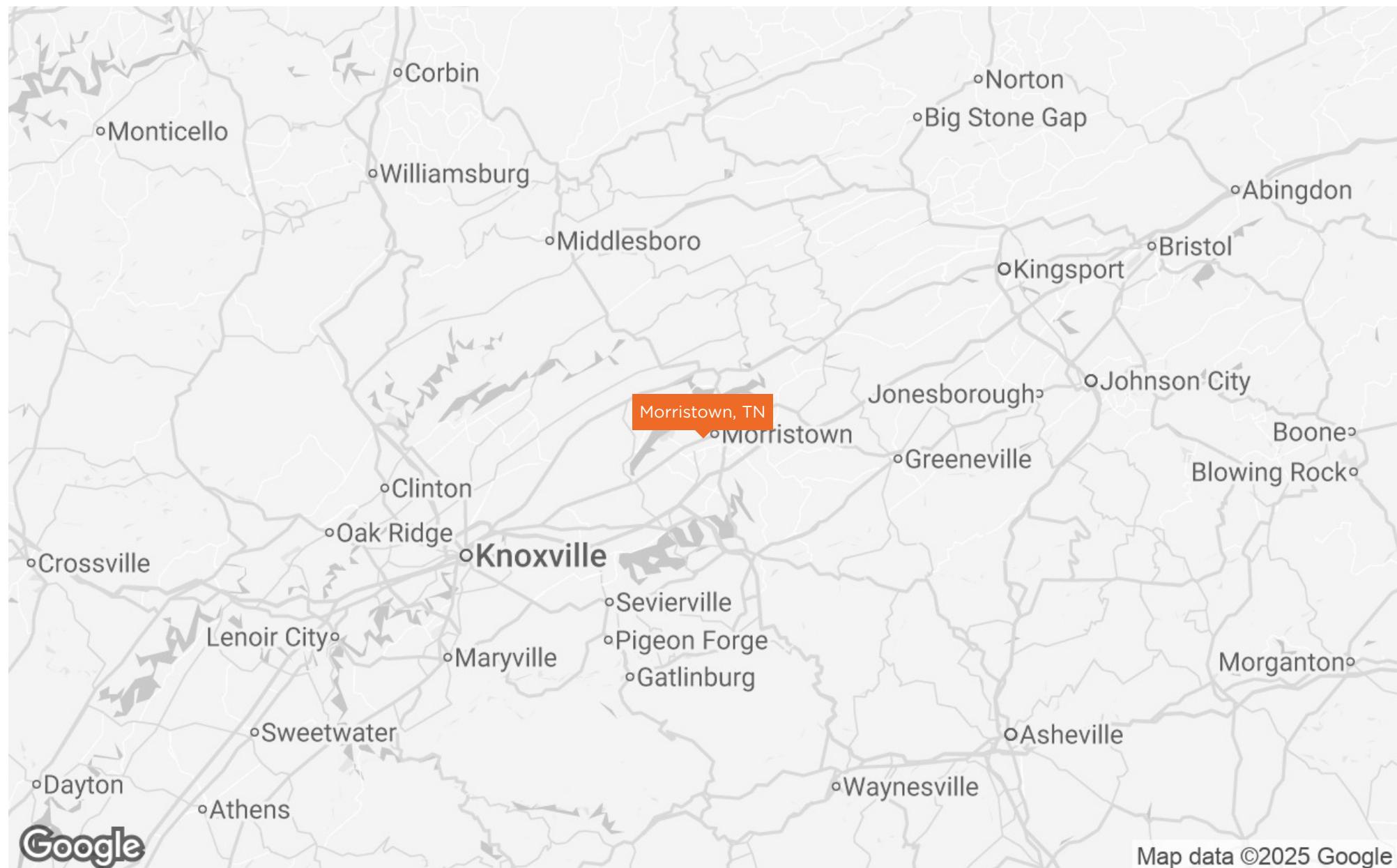
## ADDITIONAL PHOTOS



## LOCATION MAP



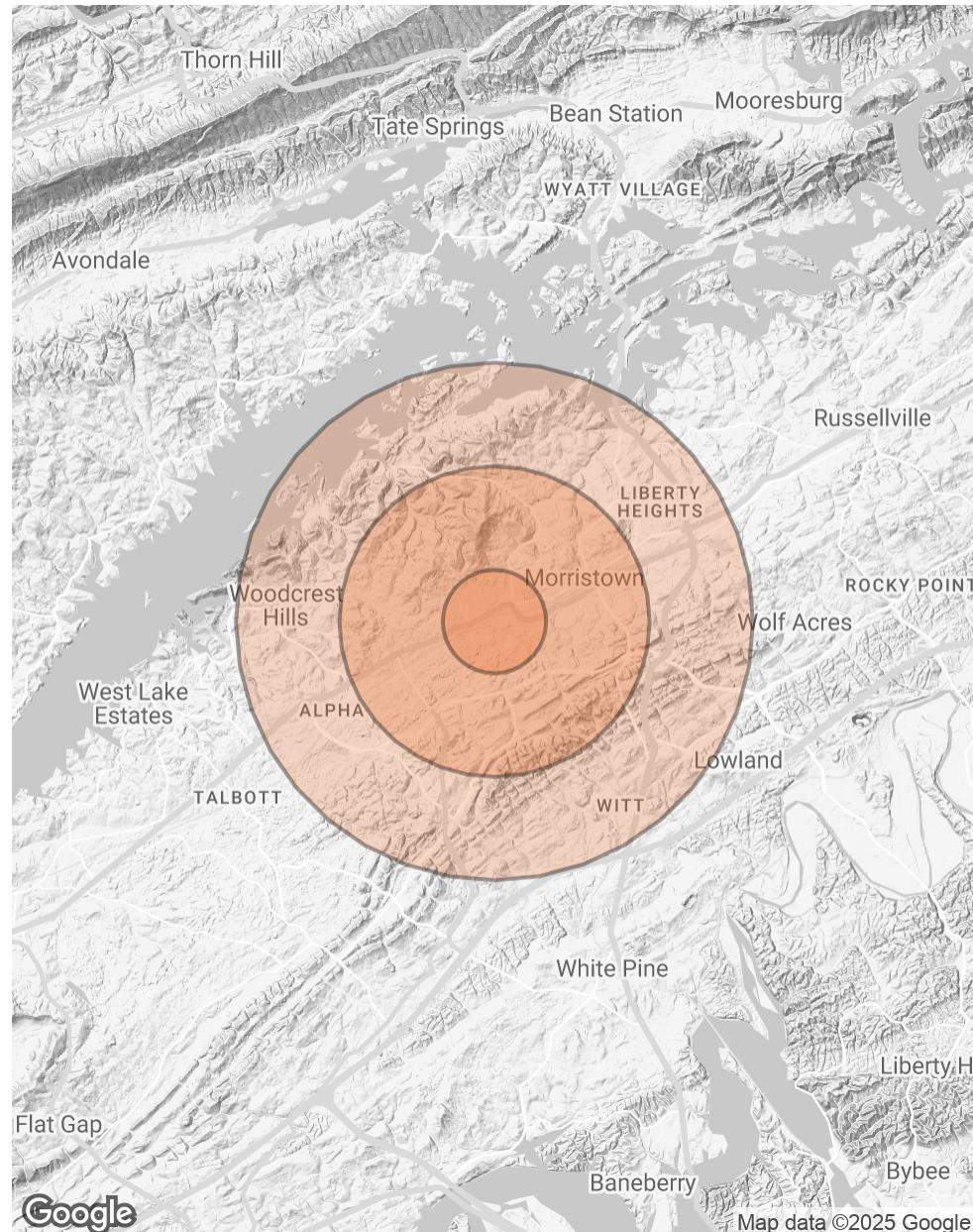
## REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,139	25,667	45,548
<b>AVERAGE AGE</b>	41	40	40
<b>AVERAGE AGE (MALE)</b>	39	38	39
<b>AVERAGE AGE (FEMALE)</b>	43	41	42
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	791	9,889	17,715
<b># OF PERSONS PER HH</b>	2.7	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$76,867	\$64,213	\$66,320
<b>AVERAGE HOUSE VALUE</b>	\$296,323	\$214,508	\$208,176

Demographics data derived from AlphaMap





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