

For
SALE

60,000 sq feet
200 ft. x 300 ft.
Minimum ceiling 20 ft.
Maximum ceiling 26 ft.
1,500 sq ft Office Space
Sits on 7.23 acres
6 inch concrete floor
2 dock doors
1 drive-in door
100 parking spaces
Year Built: 1994, 2004

Volunteer Energy
Cooperative
693 KVA
208 Volts

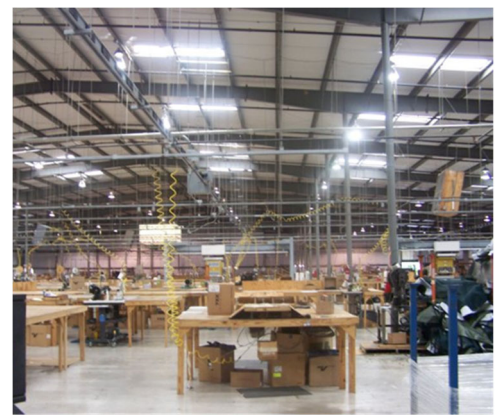
Jamestown Natural Gas
1 inch line

City of Jamestown
Water & Wastewater
12 inch water line
8 inch wastewater line



Fentress County
Industrial Development Board

1128 Commerce Drive, Jamestown, TN 38556



Features Include: 4 offices, waiting room, mechanical room, 2 break rooms, storage room, multiple restrooms and a sprinkler system.

Additional Information: Single tenant. Lease or purchase option.

Fentress County
Workforce

Population: 19,646
High School Graduation Rate:
97.4%

Civilian Labor Force: 7,465
Labor Market Area: 93,012

(Cumberland, Fentress, Morgan,
Overton, Pickett, Putnam and Scott
Counties)

12.9% of Fentress County's
employed population work in
manufacturing

2,389 workers commute into
Fentress County for work each
day, while 3,644 workers
commute out

**Major Industrial
Manufacturers**

Micro Metals
Beaty Shoes
SKU, Inc.
Beaty Lumber
Mountain Barn Builders
Plateau Pallet
Plateau Sawmill
Parker Charcoal
Tallent Planing Mill
Fentress Block Company
Batie Saddle Trees
Baldwin Lumber Products

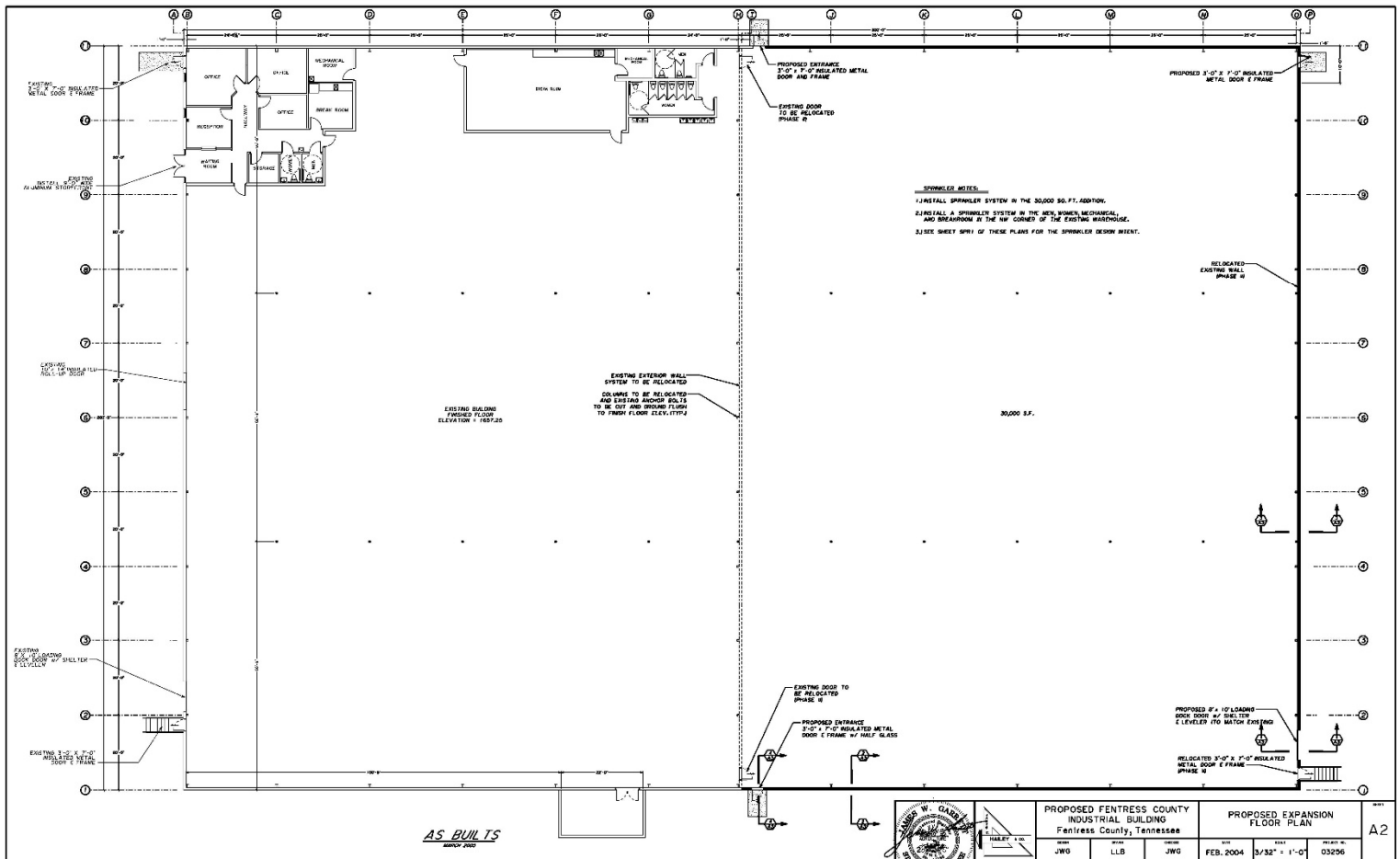
1128 Commerce Drive, Jamestown, TN 38556



The Commerce Drive building was constructed in 1994, and underwent an expansion to its current size in 2004

The property is owned by the Fentress County Industrial Development Board

The owner has a Payment In Lieu of Tax (PILOT) application, which is available upon request



Transportation

11 miles to Jamestown
Municipal Airport

80 miles to McGhee Tyson
Airport, Knoxville TN

34 miles to Interstate 40

Educational Institutions within 30 miles

Tennessee Technological
University, Cookeville, TN
2,400 annual graduates (2019)

Tennessee College of Applied
Technology, Livingston, TN
260 annual graduates (2019)

Volunteer State Community
College, Livingston, TN
1,500 annual graduates (2019)

Roane State Community
College, Crossville, TN
190 annual graduates (2019)

*satellite campus in Fentress Co.

