

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

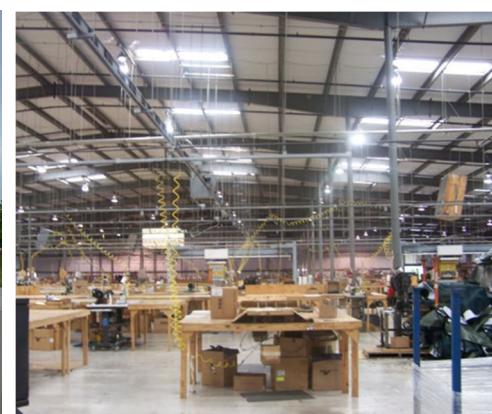
Jamestown Natural Gas
1 inch line

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

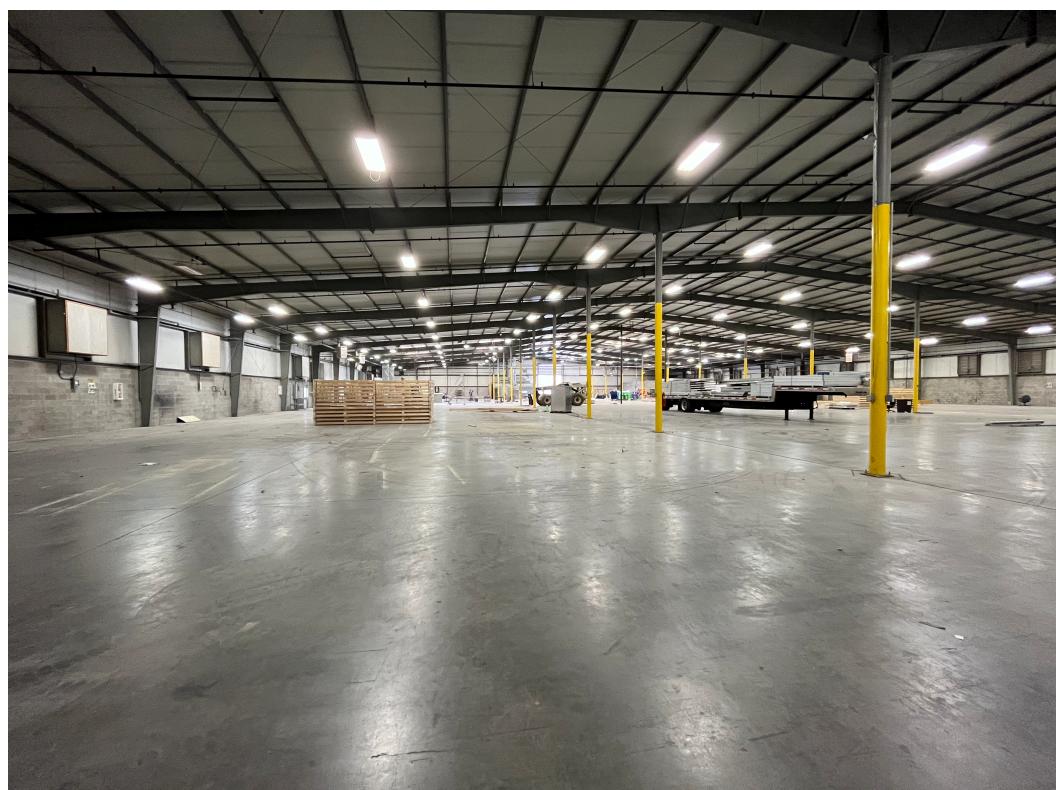
Tallent Planing Mill

Fentress Block Company

Batie Saddle Trees

Baldwin Lumber Products

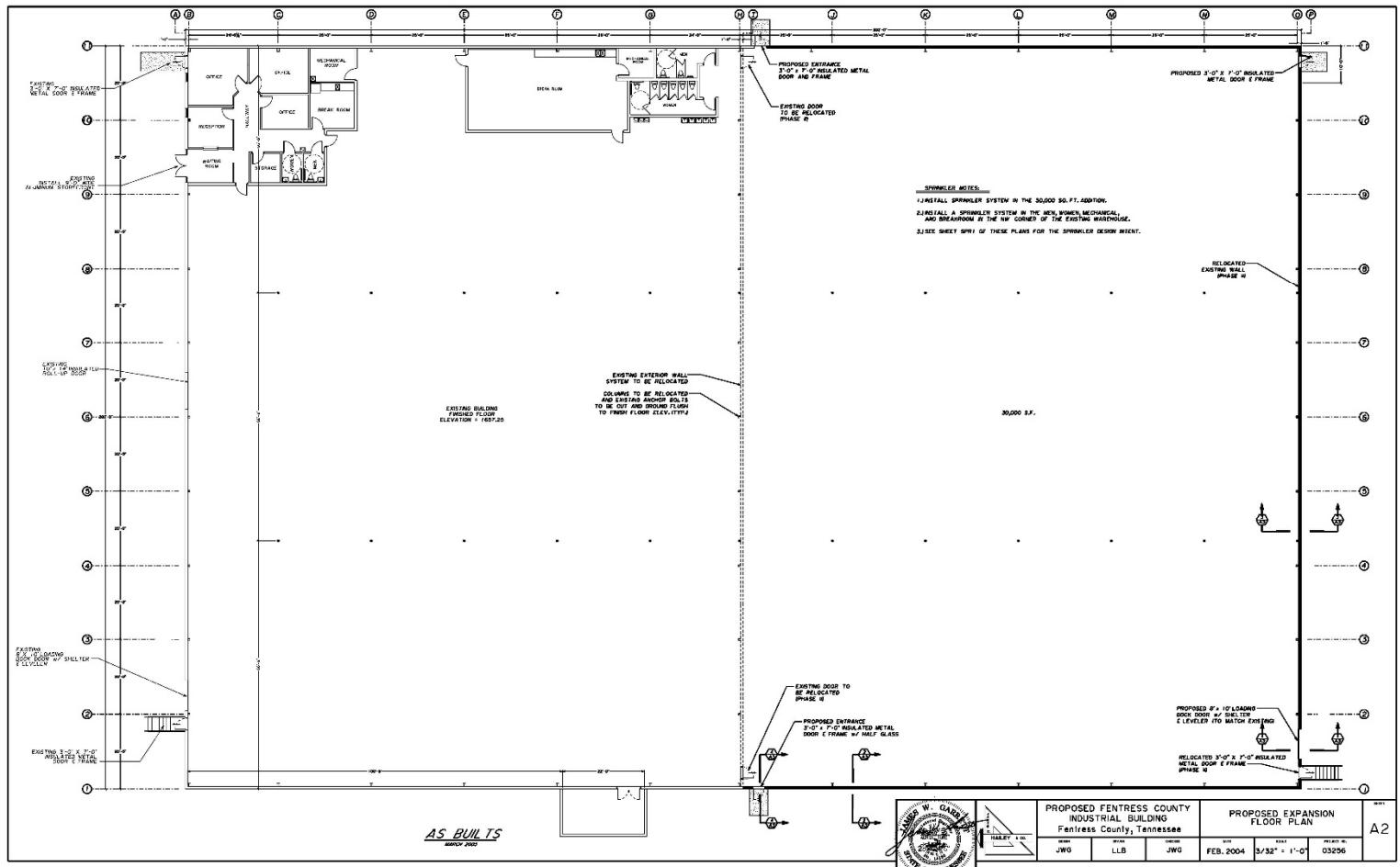
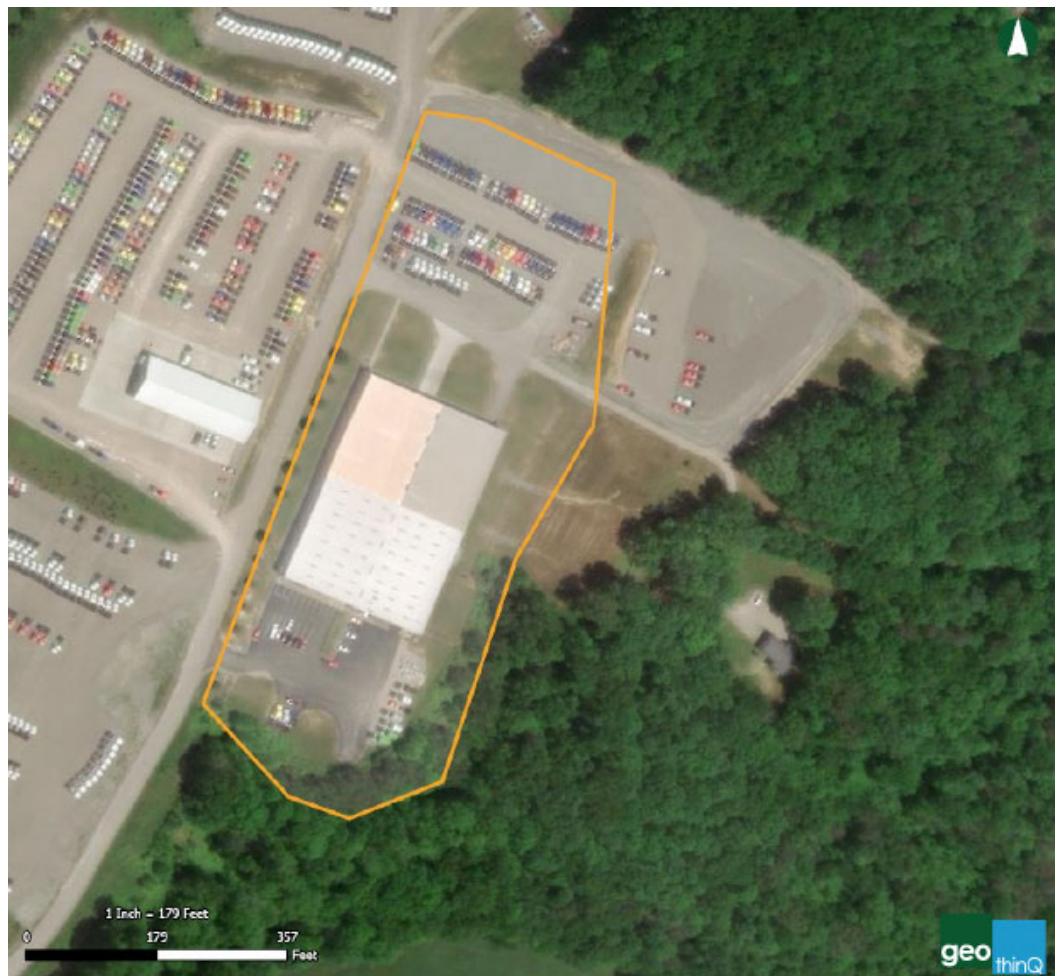
1128 Commerce Drive, Jamestown, TN 38556



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.

