**Property Type:** Manufacturing and Warehouse

**Available:** 94,711 SF

**Sale Price:** $2,400,000

**Lease Rate:** $2.95 PSF-NNN

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**Building Information**

<table>
<thead>
<tr>
<th>SQ/FT: 94,711</th>
<th>Ceiling Heights: 14’ - 24’</th>
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<tbody>
<tr>
<td>All Utilities: Yes</td>
<td>Loading Docks: Yes (5)</td>
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<tr>
<td>Acreage: 5.4 (+/-)</td>
<td>Office Space: 5,200 SF</td>
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</table>

**Construction:** Metal, Steel & Concrete

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**Property Description:**

Built in 1966 (expanded in 1971 & 2012) in excellent condition and constructed of metal, steel & concrete on 5.4 acres, the building offers 5,200 SF office, fully heated and cooled, (6) docks, 14’ to 24’ ceiling height, 25x25 column spacing, wet sprinkler, sky lights, exhaust fans, 2,000 AMP, 220/208 voltage 3 phase, 4 wire-60 cycle electrical, 8” main water and sewer, T-5 lighting throughout, security system, paved and gravel parking. The property is located in Athens Tennessee off Highway 11 and 2 miles from I-75 and 49/52 miles from Chattanooga/Knoxville airport.

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**CONTACT**

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