



# 1442 W BROAD ST

## Lease Space (Build to Suit)

### Property Information



**COOKEVILLE, TN 38501**

#### PROPERTY HIGHLIGHTS

- LOT SIZE:** 15 Acres
- PARCEL#:** 039 174.01
- ZONING:** Zoned LM, CL
- MARKET:** Putnam County
- SIZE:** Build to Suit Flex Space
- OFFICE:** Build to Suit
- PARKING:** Negotiable
- LOCATION:** Centrally located within 100 miles of Nashville, Knoxville and Chattanooga. Property fronts State Highway 70 North. Easy access to newly built interchange to I40. Ample space for truck loading and parking.





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### Proposed Site Plan / 10,000 SF



**CONCEPTUAL RENDERING - FINAL DESIGN TBD**



Site Plan - True North  
1" = 80'-0"

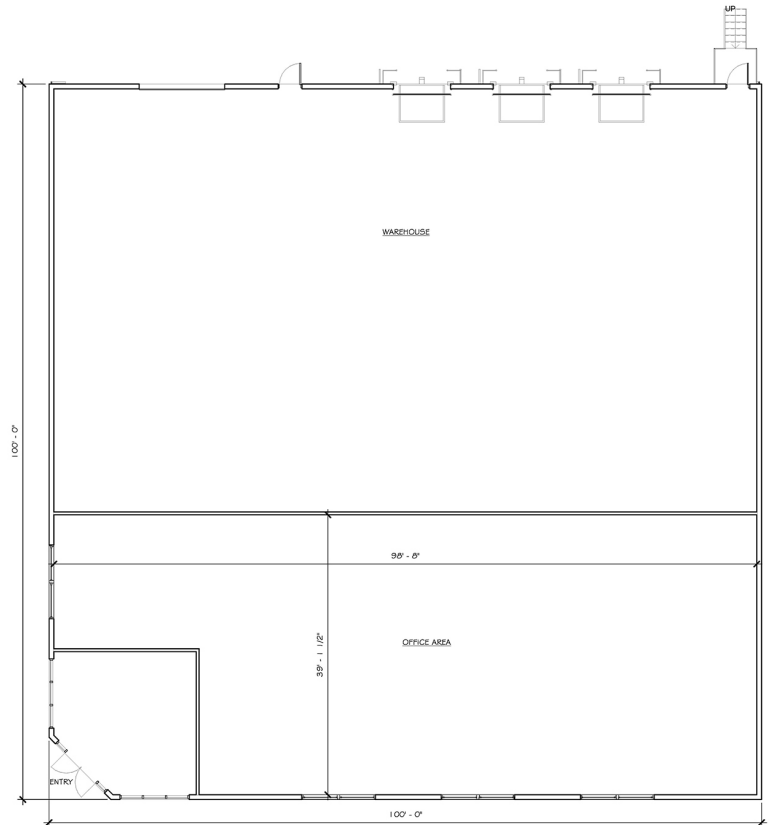
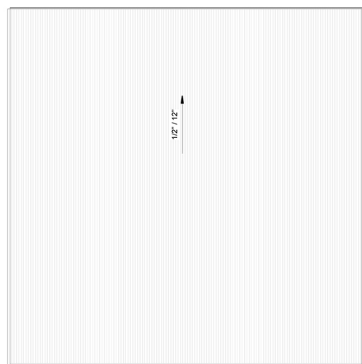
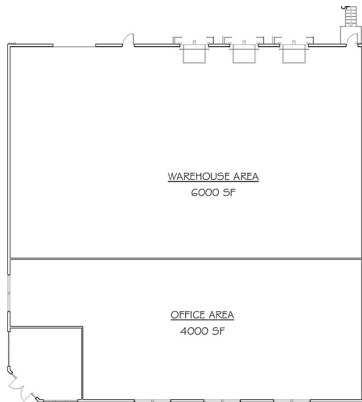




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### Proposed Floor Plan / 10,000 SF



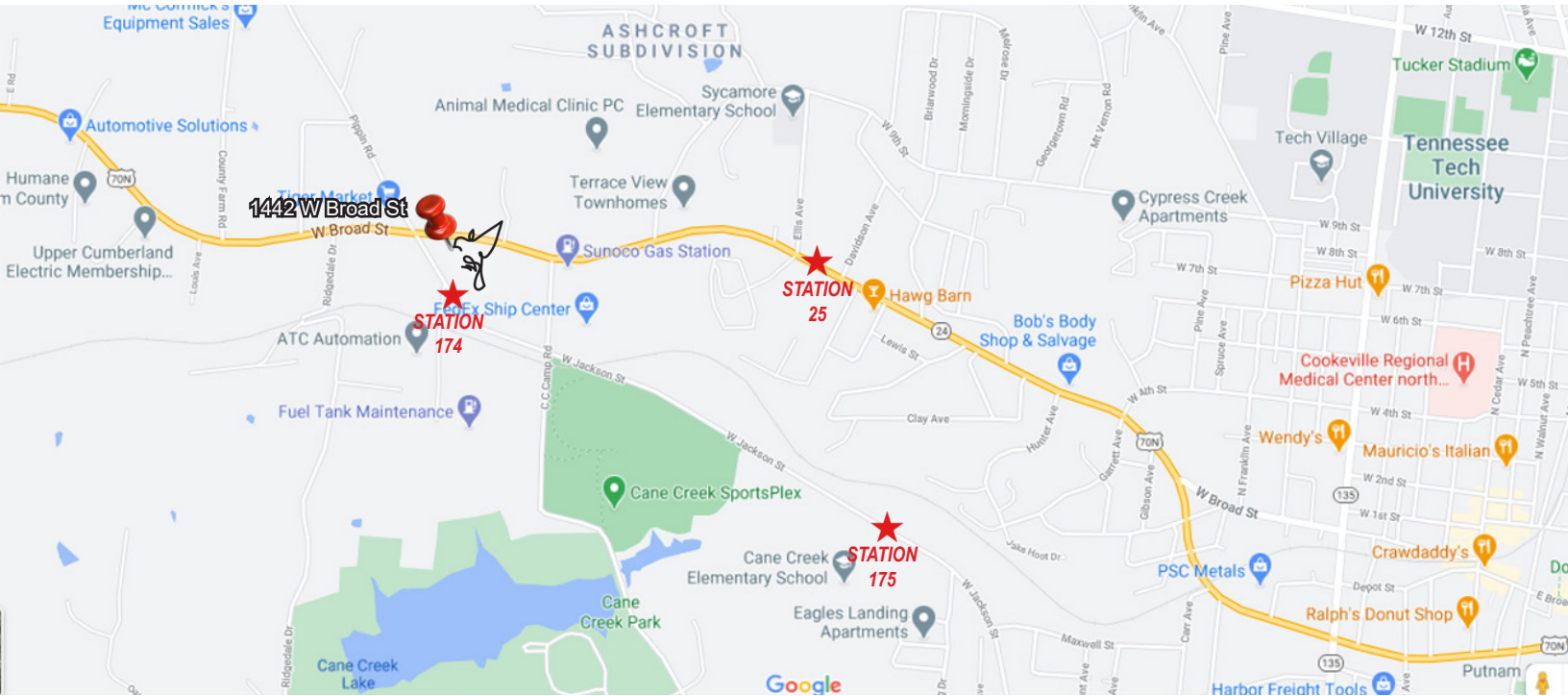




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### Traffic Count



## COOKEVILLE, TN 38501

COLLECTION STREET	TRAFFIC VOL	YEAR
LOCATION ID: 71000174; LRS LOC PT: 3.703 HWY 70 @ MILL DRIVE	10,169	2021
LOCATION ID: 71000025; LRS LOC PT: 17.266 HWY 70 @ DAVIDSON	8,856	2021
LOCATION ID: 71000175; LRS LOC PT: 2.709 JACKSON @ CANE CREEK SCHOOL	12,717	2021

**MINIMAL TRAFFIC CONGESTION FOR TRUCK TRAFFIC.**