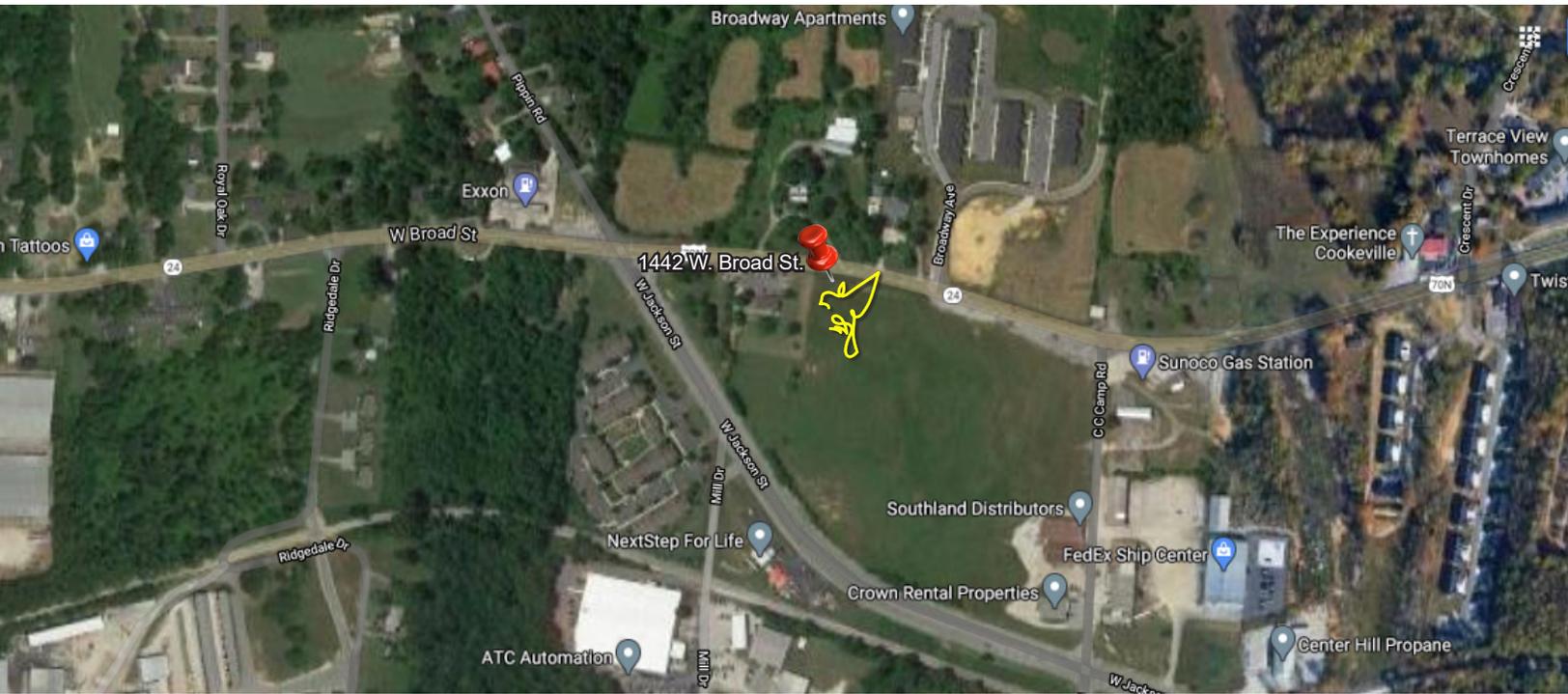




1442 W BROAD ST

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.





1442 W BROAD ST

Lease Space (Build to Suit)

Proposed Site Plan / 10,000 SF



CONCEPTUAL RENDERING - FINAL DESIGN TBD



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

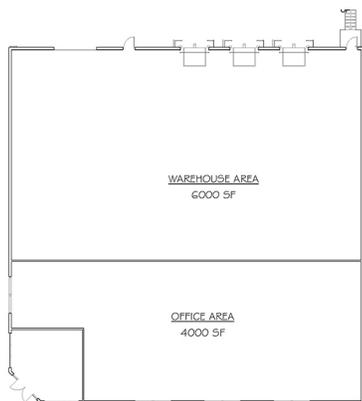




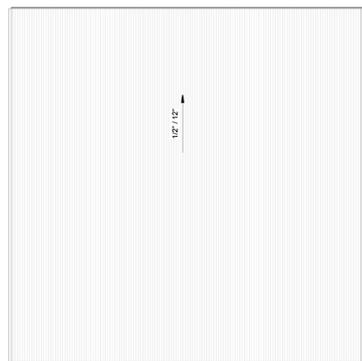
1442 W BROAD ST

Lease Space (Build to Suit)

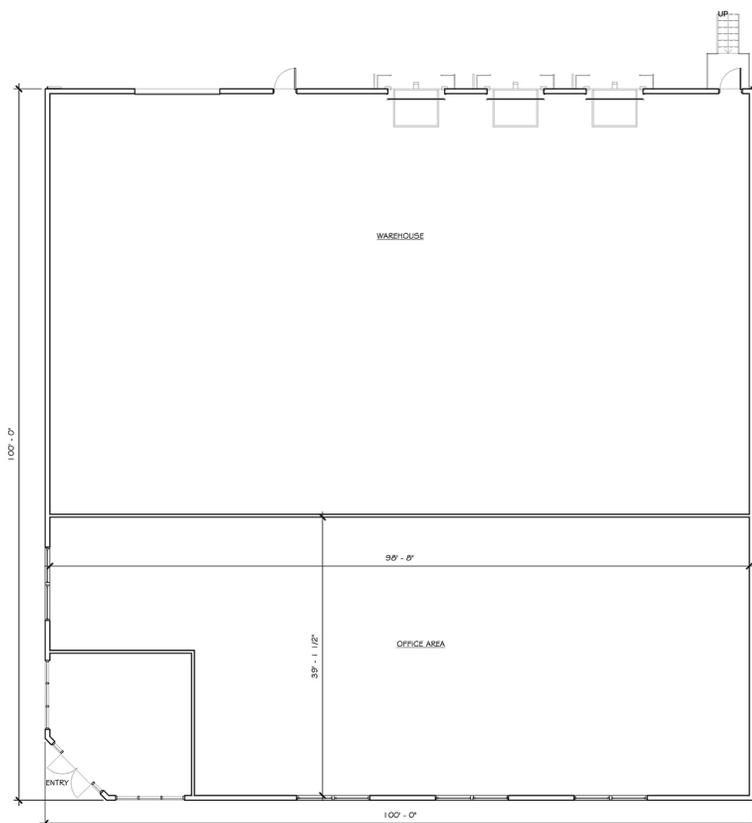
Proposed Floor Plan / 10,000 SF



Area Plan
1/16" = 1'-0"



Roof Plan
1/16" = 1'-0"



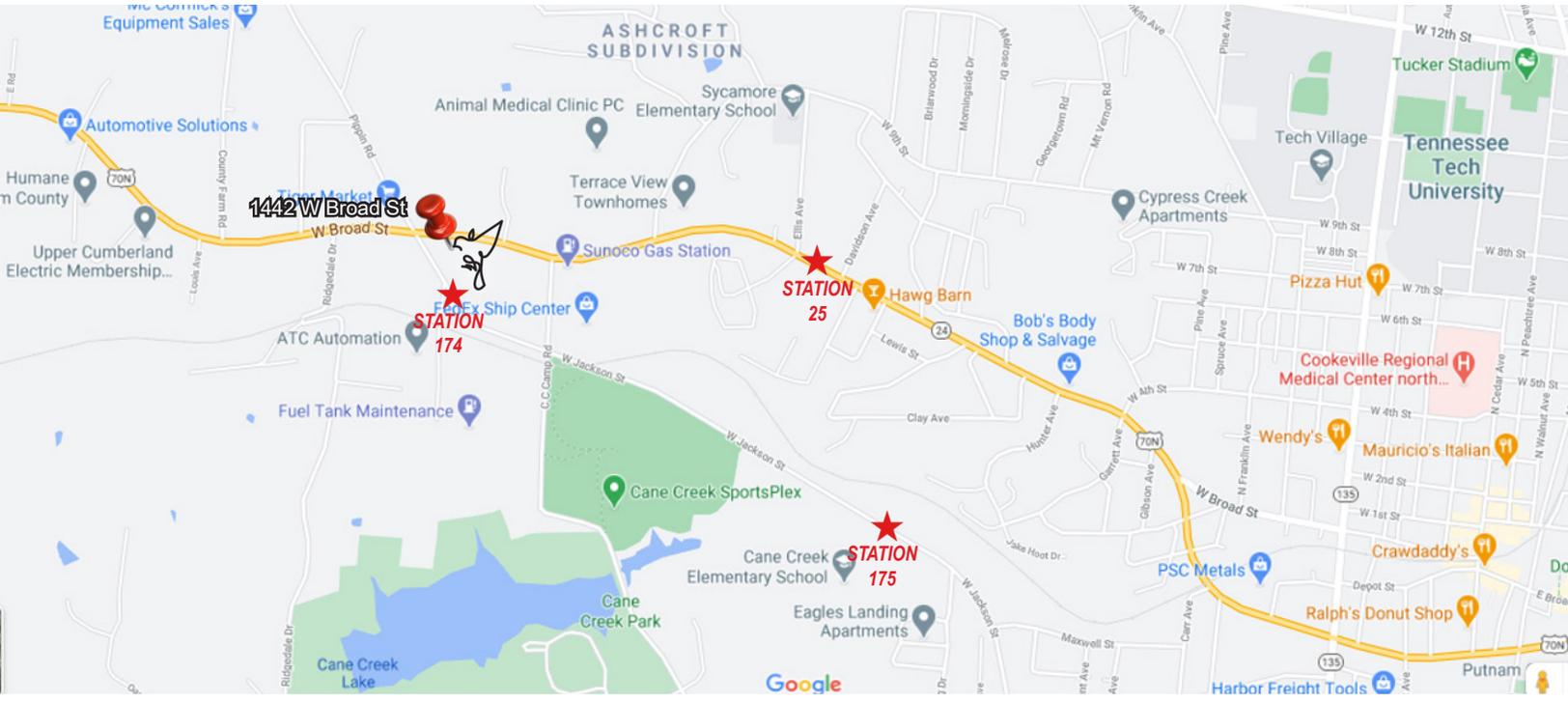
Floor Plan
1/8" = 1'-0"



1442 W BROAD ST

Lease Space (Build to Suit)

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.