



# 620 HEARTHWOOD CT

## Lease Space

### Property Information



**COOKEVILLE, TN 38506**

#### PROPERTY HIGHLIGHTS

**LOT SIZE:** 2 Acres

**PARCEL#:** 083 052.14

**ZONING:** Zoned LM, CL

**MARKET:** Putnam County

**SIZE:** Up to 20,000 SF Flex Space, will divide

**OFFICE:** Up to 20,000 SF (air-conditioned), will divide

**PARKING:** Negotiable

**LOCATION:** Build-to-suit, two-acre building site with existing pad. Intend to develop a 20,000 square foot PEMB Flex space. Early interest will enable input on design. Located next to Highway 111 with access to Chattanooga market and within one mile of Interstate 40. Neighbors include Fleetguard, Averitt Express, FedEx and Oreck.





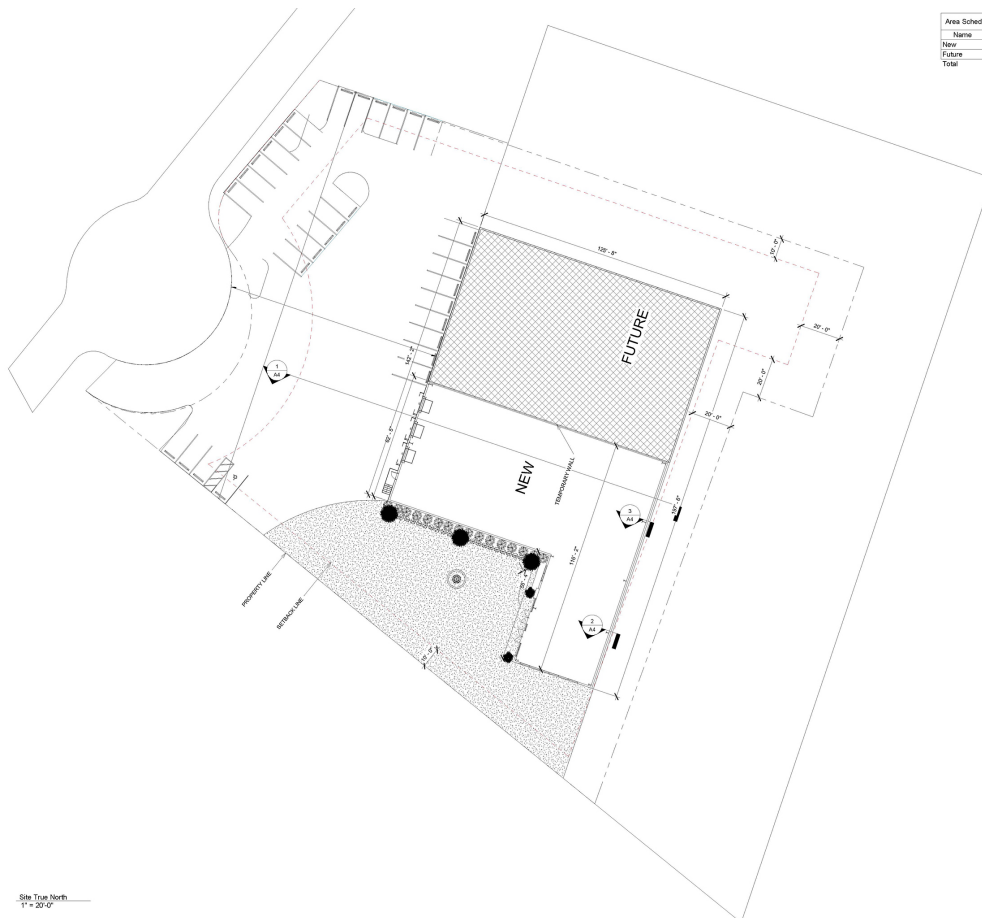
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### Proposed Site Plan / 20,000 SF



**CONCEPTUAL RENDERING - FINAL DESIGN TBD**



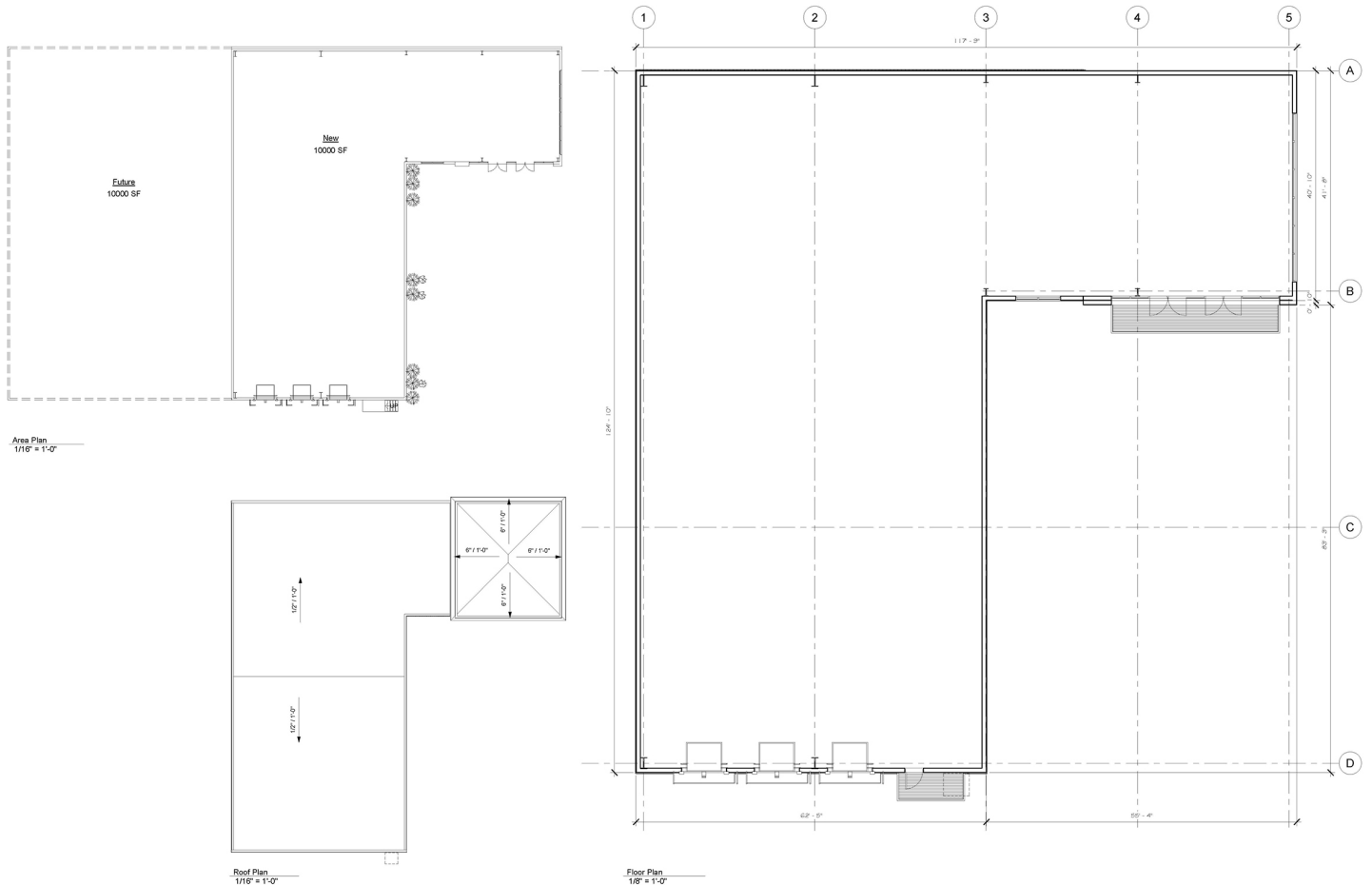
Area Schedule (Gross Building)	
Name	Area
New	10000 SF
Future	10000 SF
Total	20000 SF



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### Proposed Floor Plan / 20,000 SF

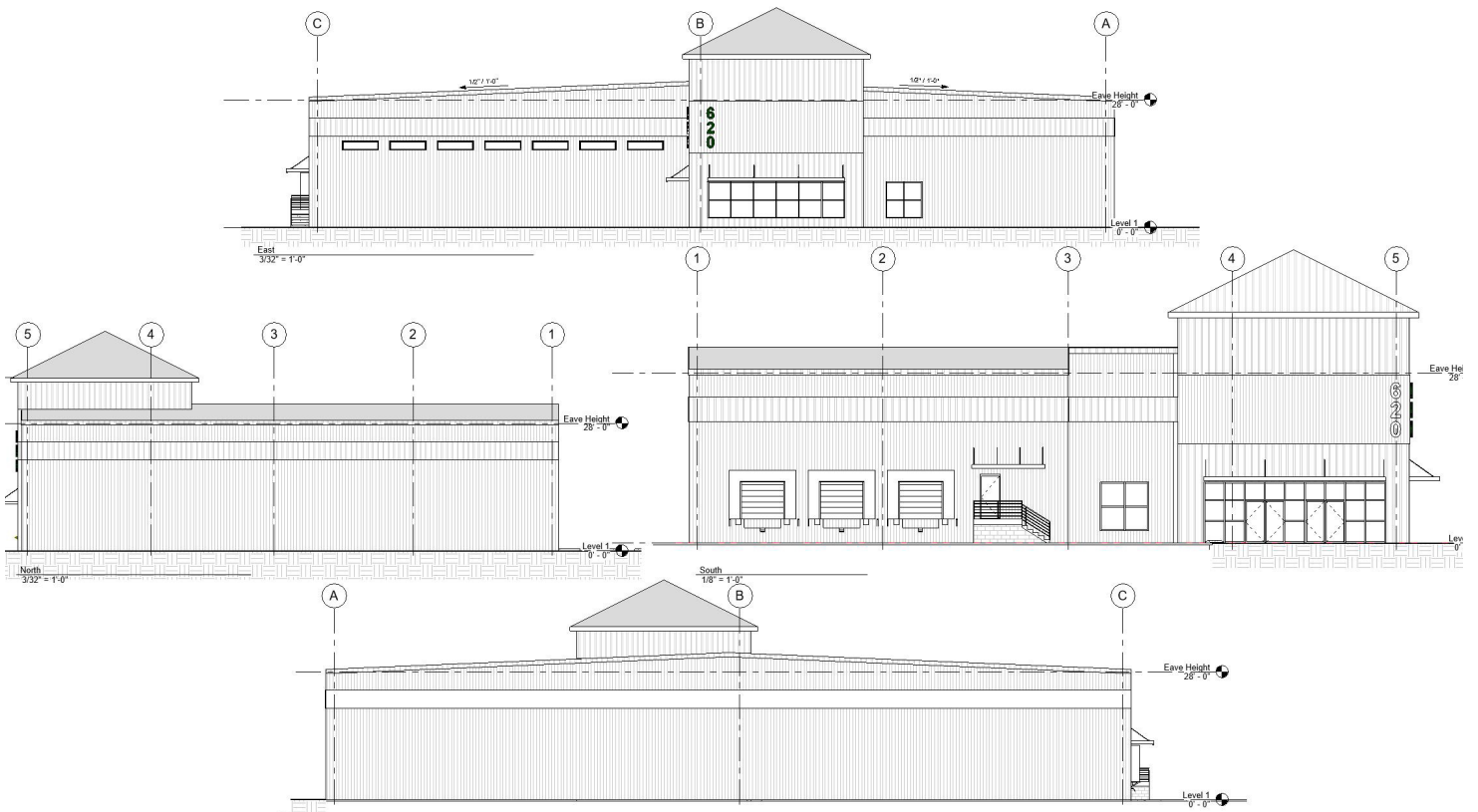




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Proposed Elevations / 20,000 SF



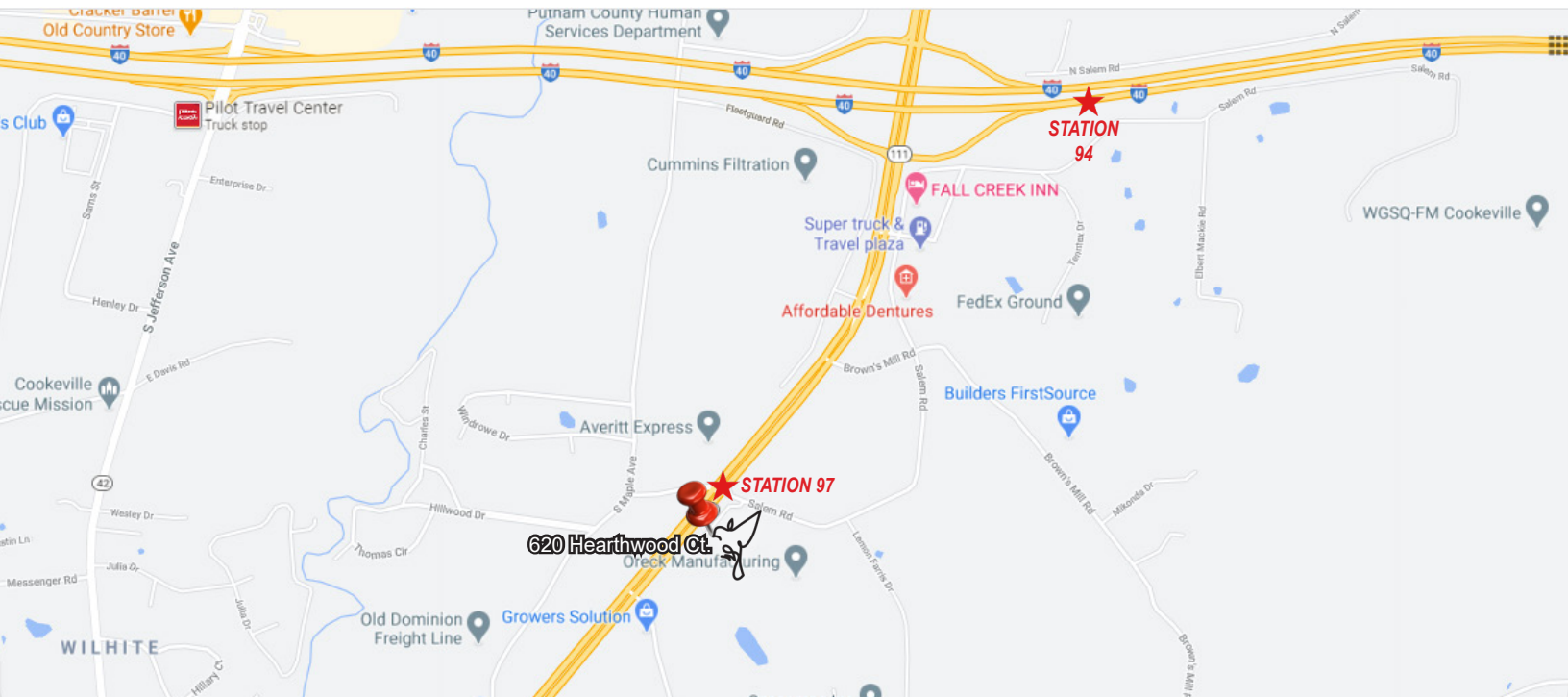




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### Traffic Count



## COOKEVILLE, TN 38506

COLLECTION STREET	TRAFFIC VOL	YEAR
STATION NUMBER: 000097; ROUTE: SR111 HWY 111 @ DACCO FLEETGUARD ROAD	18,087	2018
STATION NUMBER: 000094; ROUTE: I0040 INTERSTATE 40, EXIT 288	32,502	2018

**MINIMAL TRAFFIC CONGESTION FOR TRUCK TRAFFIC.**