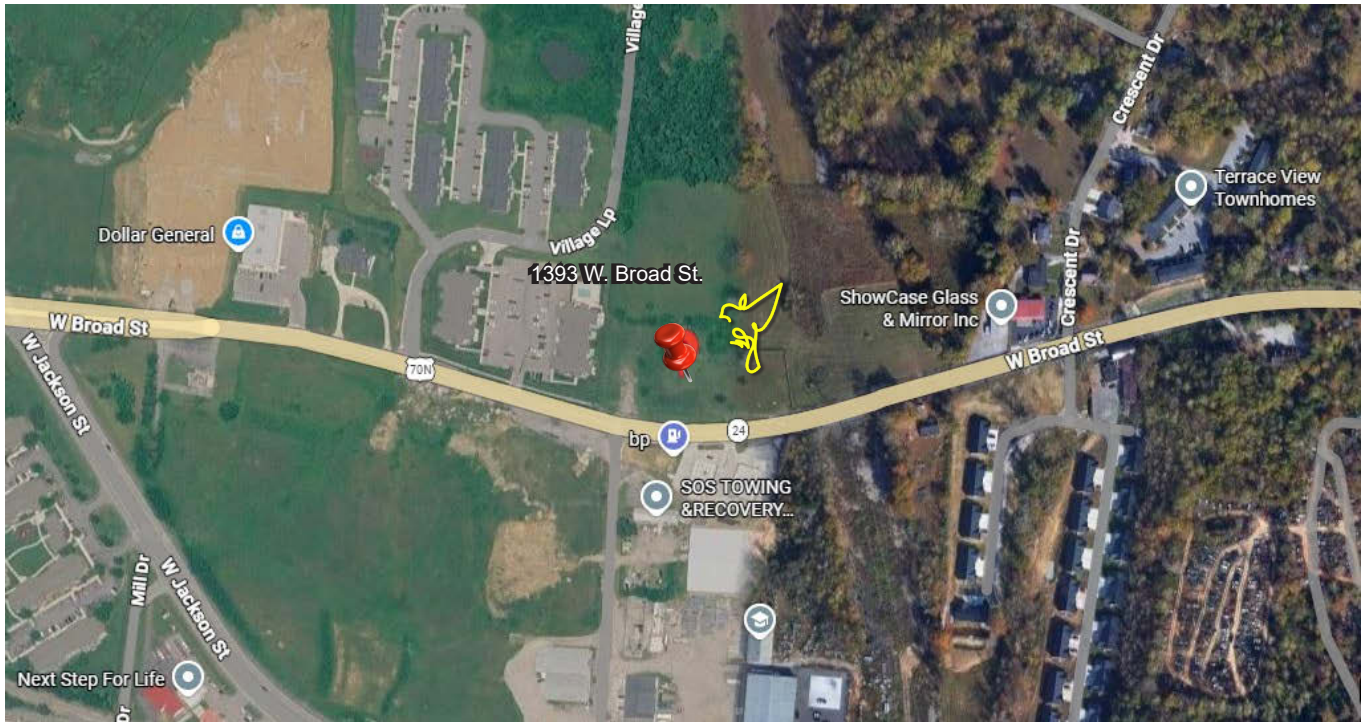




1393 W BROAD ST

Lease Space (Build to Suit)

Property Information



COOKEVILLE, TN 38501

PROPERTY HIGHLIGHTS

LOT SIZE: 10 Acres

PARCEL#: 039N B 001.00

ZONING: Zoned 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.

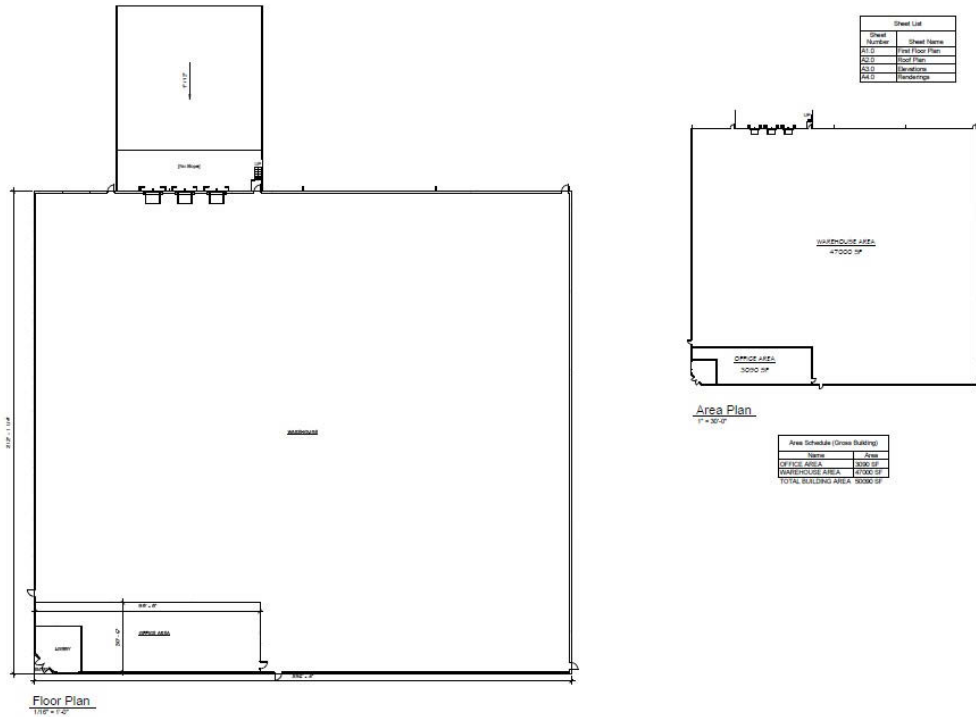




1393 W BROAD ST
 Lease Space (Build to Suit)
 Proposed Site Plan / 50,000 SF



CONCEPTUAL RENDERING - FINAL DESIGN TBD

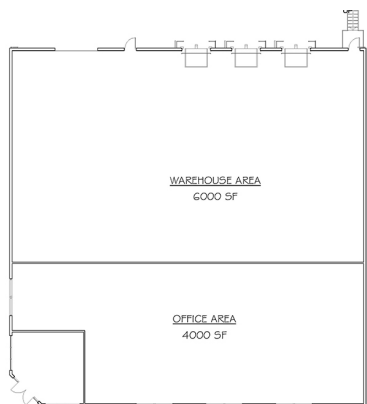




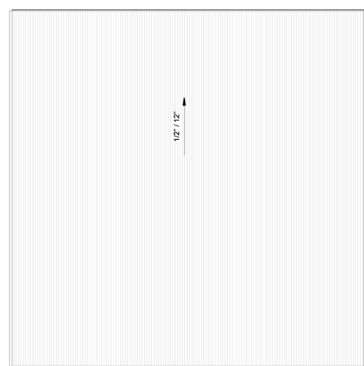
1442 W BROAD ST

Lease Space (Build to Suit)

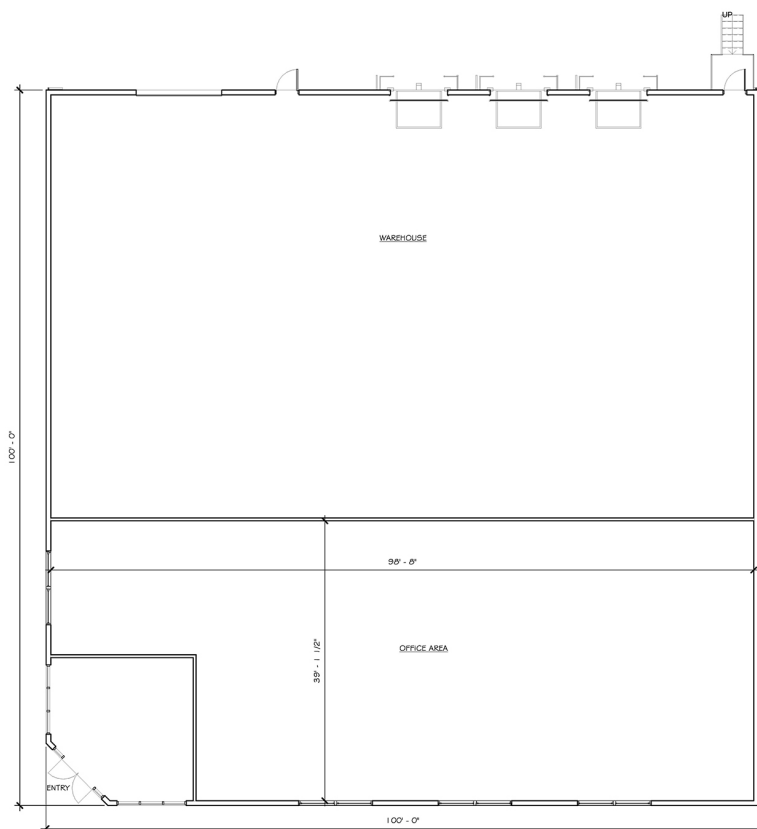
Proposed Floor Plan / 10,000 SF



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



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



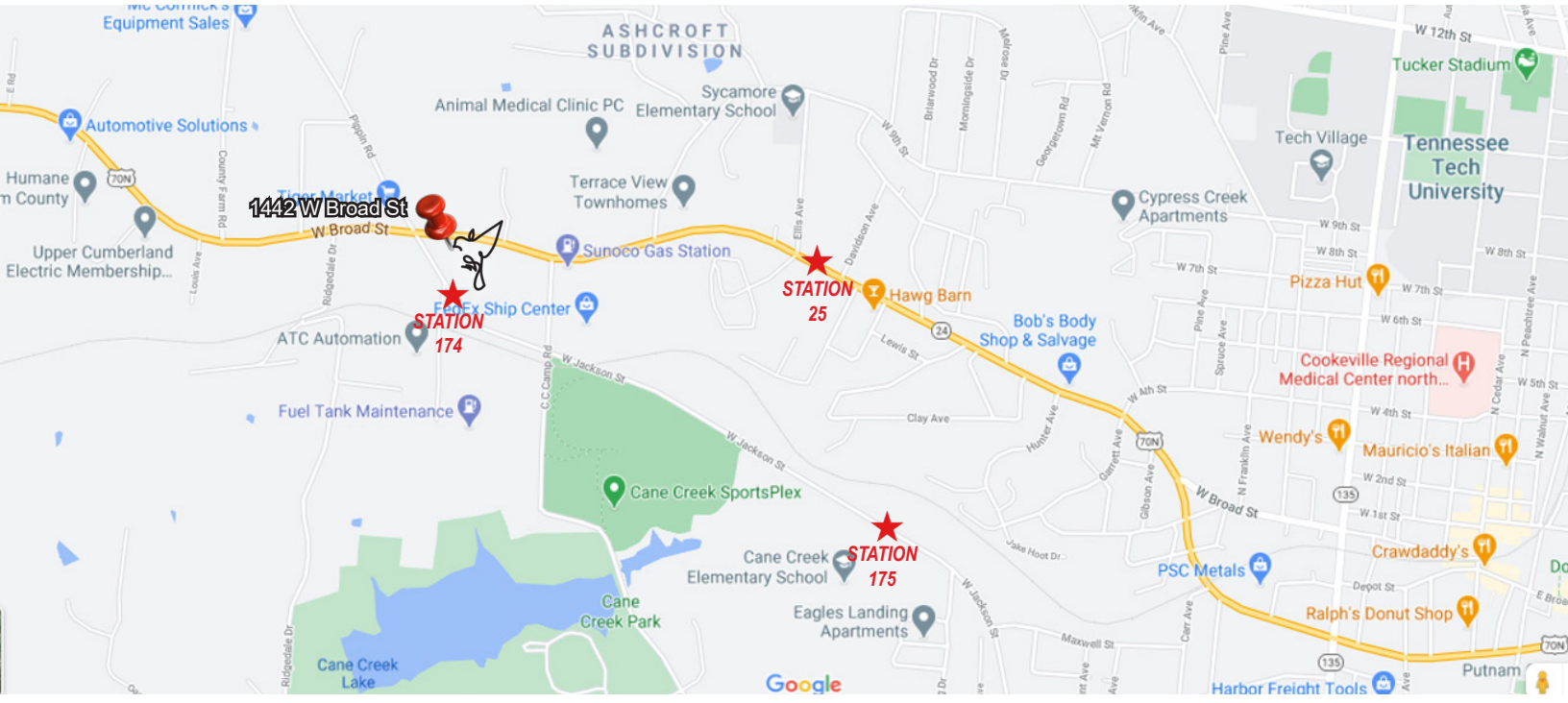
Floor Plan
1/8" = 1'-0"



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.