

INDUSTRIAL PROPERTY FOR SALE**83****NORTHSIDE DRIVE**
CROSSVILLE, TN**OFFERING SUMMARY****Sale Price:** \$2,400,000**Price / SF:** \$25.99**Lot Size:** 8.8 Acres**PROPERTY OVERVIEW**

FOR SALE - This property consists of 3 separate buildings containing a total of 92,340 SF located at the corner of Northside Drive and US Highway 70N. The main building features a total of 83,100 SF, 3-Phase Electrical, plenty of warehousing space and large 2-story office. Building 2 is 3,840 SF and Building 3 is 5,400 SF. There is plenty of room for expansion, a drop-yard or future development at the vacant corner (1.4 Acres). Good access to Interstate 40 (Exit 317 approximately 2 miles from the subject) and Main Street).

The entire property is located in the qualified opportunity zone and is poised as qualified opportunity fund redevelopment or new

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OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	8.8 Acres
Building Size:	92,340
Zoning:	No Zoning
Submarket:	Crossville
Traffic Count:	7,021
Price / SF:	\$25.99



PROPERTY OVERVIEW

A total of 92,340 SF just 2 miles from the interstate:

Building 1 - 83,100 SF (Warehouse and Office)

Building 2 - 3,840 SF

Building 3 - 5,400 SF

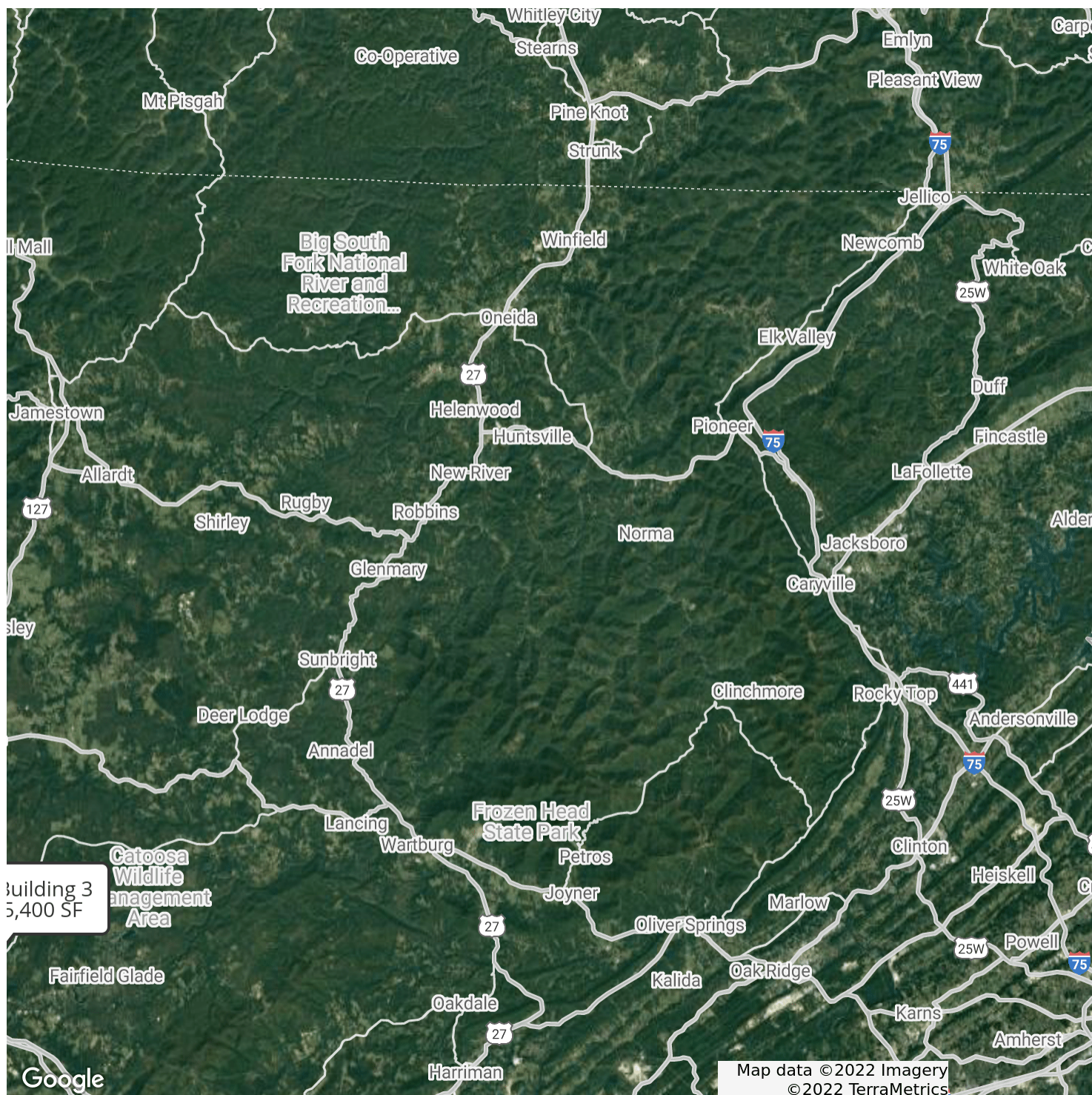
Excess Land - Approximately 1.4 Acres at the corner US Hwy 70N and Northside Drive (southeast corner)

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83 Northside Drive Crossville, TN 38571

Industrial Property For Sale



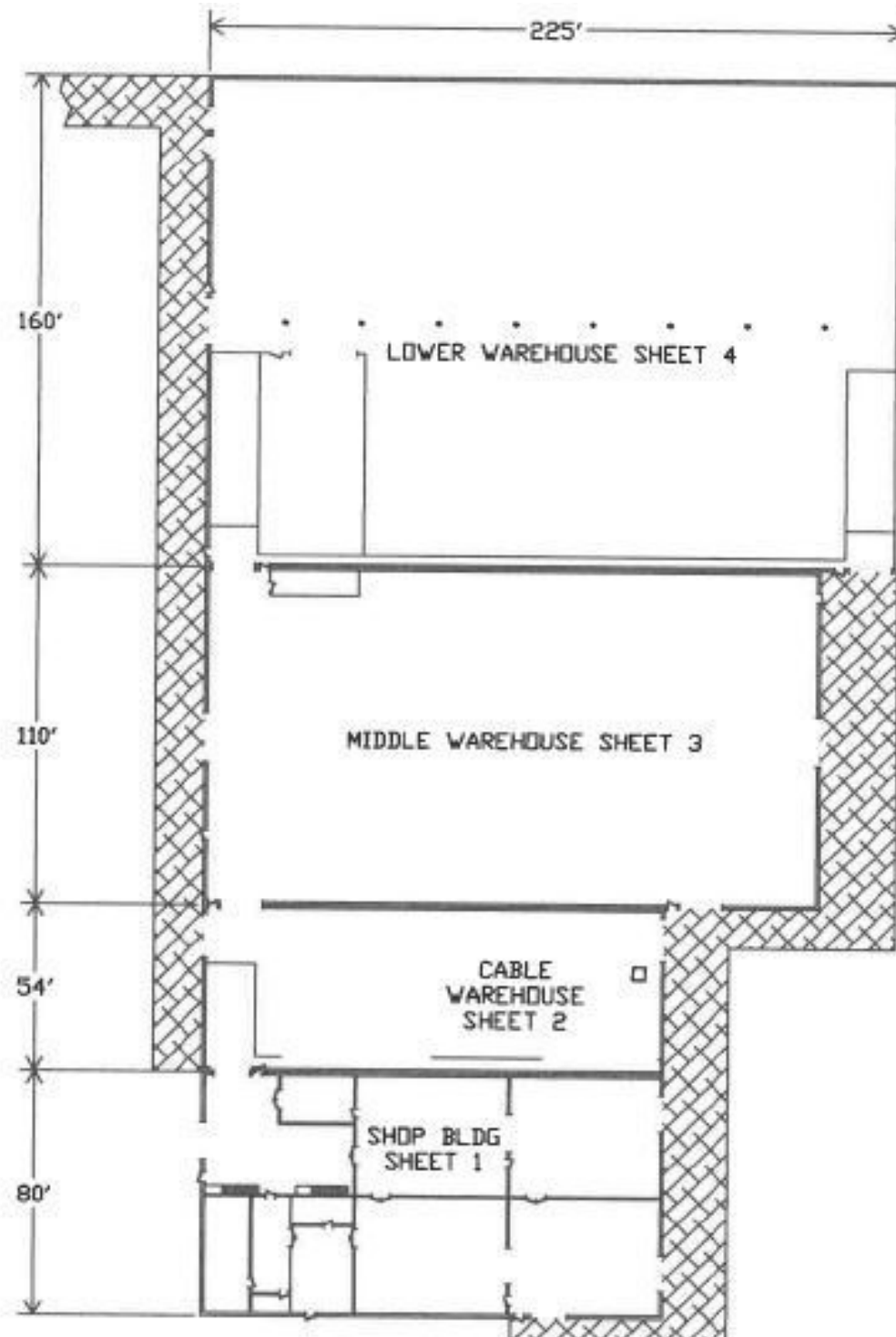
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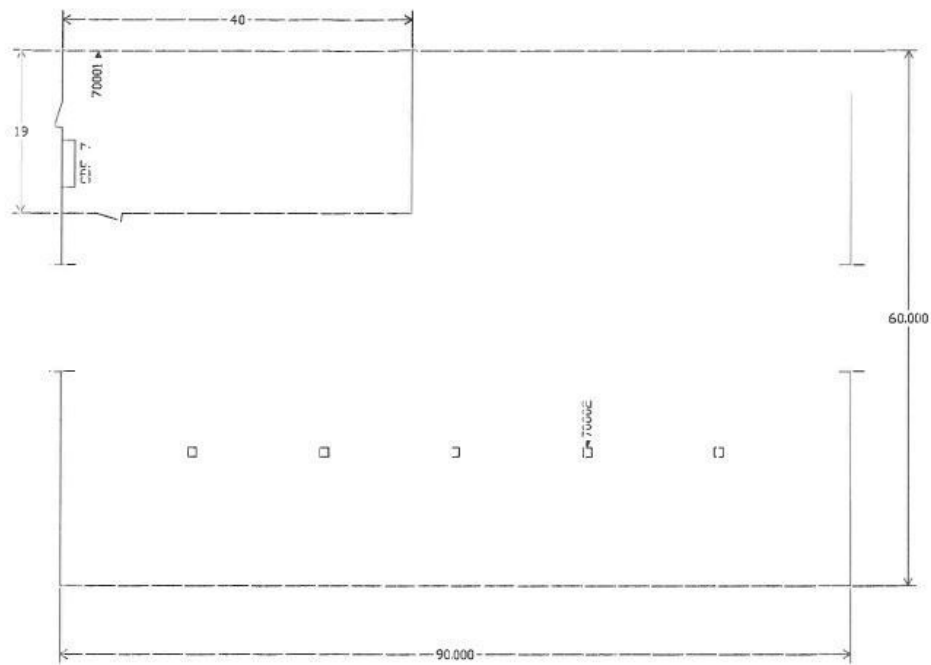
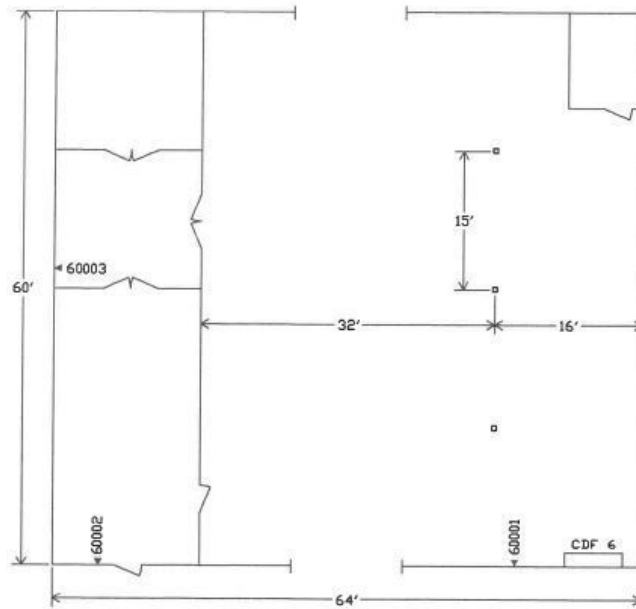


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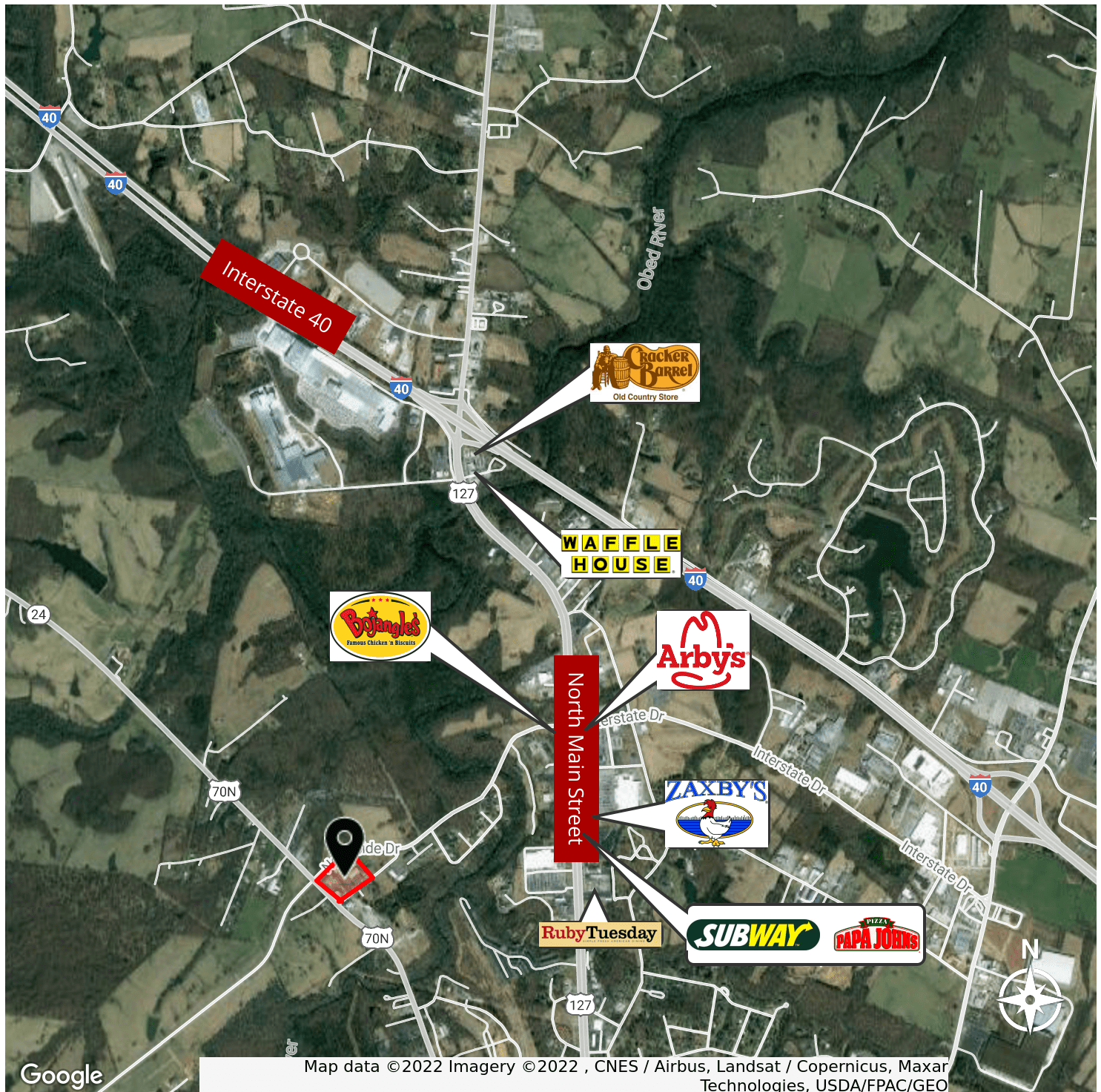


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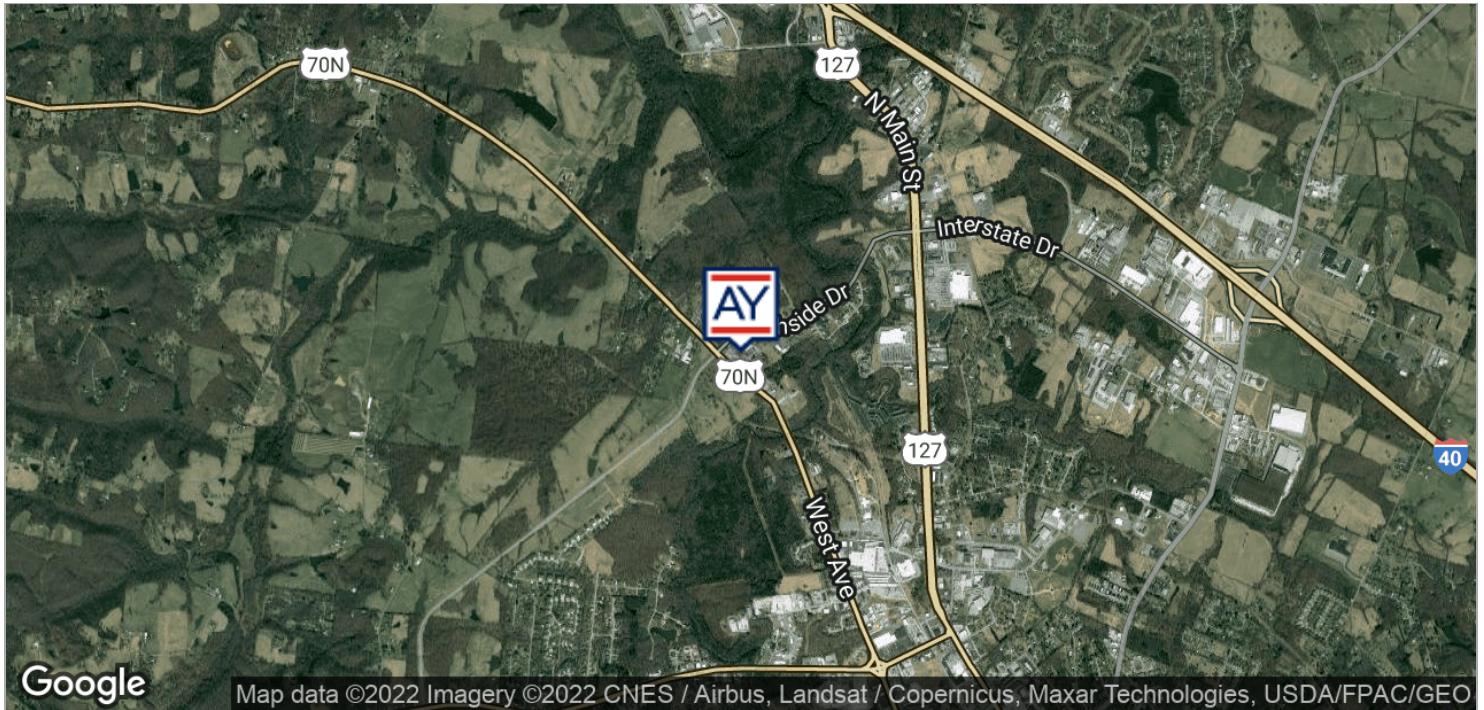


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Industrial Property For Sale

SALE PRICE

\$2,400,000

LOCATION INFORMATION

Building Name	Industrial Property / Crossville, TN
Street Address	83 Northside Drive
City, State, Zip	Crossville, TN 38571
County/Township	Cumberland
Submarket	Crossville
Cross Streets	Hwy 70 N and Northside Drive

BUILDING INFORMATION

Building Size	92,340 SF
Number Of Dock High Doors	2
Number Of Drive-In Doors	11
Office Space	5000
Warehouse Ceiling Height	16-26.5' Ft.
Year Built	1980-1988

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	No Zoning
Lot Size	8.8 Acres
APN#	Map 087I, Group B, Parcels 007.00-012.00
Submarket	Crossville
Lot Frontage	733
Lot Depth	530
Corner Property	Yes
Traffic Count	7,021
Waterfront	Yes

PARKING & TRANSPORTATION

Parking / Drive Ways Construction	Gravel / Asphalt / Concrete
Drop Yard	Yes
Rail Access / Water Access	None

UTILITIES & AMENITIES

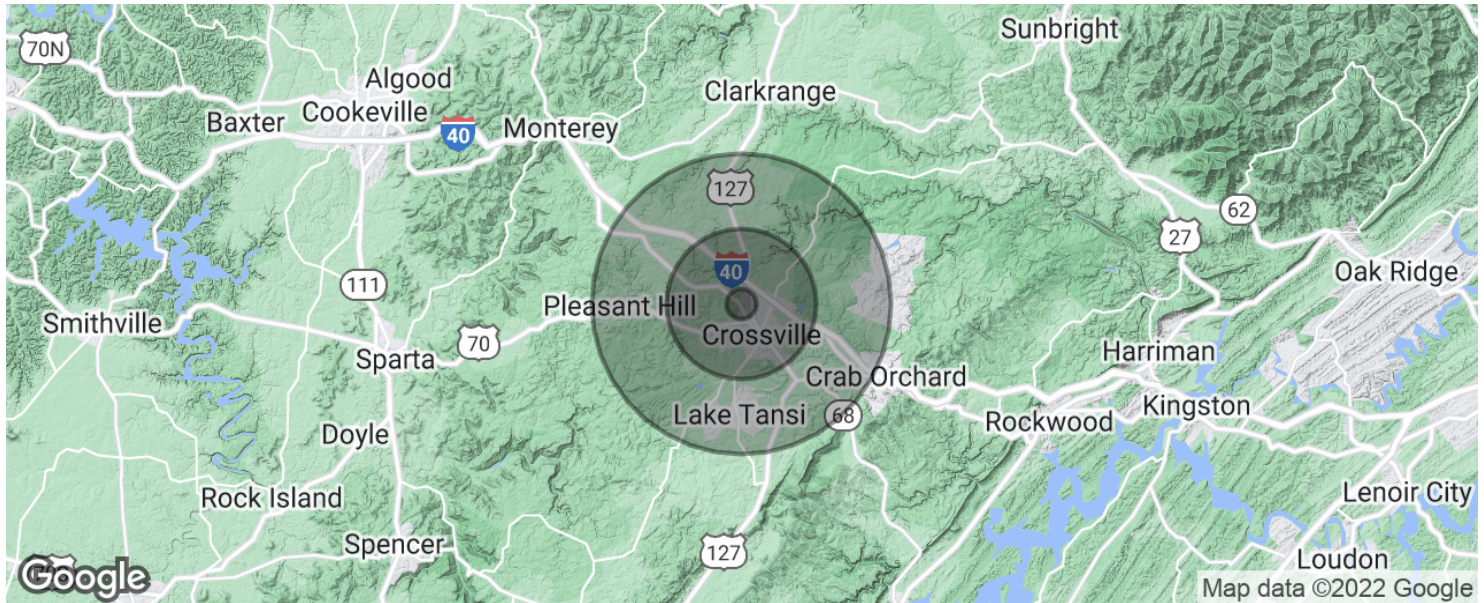
Fencing	Yes
Covered Loading Docks	Yes
Utilities	City of Crossville, Volunteer Electric, Middle TN Natural Gas, Vol First
Sprinklers	None
Power	3-Phase (Building 1 Only)

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	812	19,141	42,830
Median age	44.0	43.7	46.4
Median age (Male)	38.8	42.4	44.9
Median age (Female)	46.7	44.7	47.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	7,917	17,755
# of persons per HH	2.1	2.4	2.4
Average HH income	\$32,568	\$45,433	\$46,421
Average house value		\$147,467	\$159,659

* Demographic data derived from 2020 ACS - US Census

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