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# PROPERTY PROPOSAL

The sales and leasing experts of the Upper Cumberland. We are "100% Commercial Real Estate, 100% of the time."

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This proposal was written and presented by:

**CRAIG HUGHES- BROKER/PRINCIPAL**

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# Affiliate Companies

## Different audiences. Different conversations.

Specialization matters. We didn't want to be another "one size fits all" company. That is why we work closely with three different companies that bring expertise in three different real estate areas. Issues, concerns, and priorities are different. We want each of these companies to be all in for their clients bringing different strategies, different processes, and even different marketing avenues.



We are Real Estate made modern in the Upper Cumberland. We deliver new consumer-centric branding, impactful marketing, and mobile technology to change the game of residential real estate in the area.



UCC is the region's only full-service Commercial Real Estate company offering sales, leasing, investment analysis, tenant representation, property management, and corporate services throughout Middle Tennessee.



MAC is ready to help you achieve success through real estate portfolio management. Our full-service approach leaves no stone unturned, from buying to selling to accounting, we handle all of the hard work to provide you with financial growth, more free time, and peace of mind.

## **Compass, a navigational instrument for finding directions**

Our Corporate Compass is our firm's navigational beacon. This living document shapes our principles and directs our daily efforts and long-term goals. We rely on our principles to guide our interactions with our clients, customers, and peers. These principles represent our core values, reflected daily by everyone associated with our firm.

1. We are in the trust business. Words like fiduciary, integrity, character, and honesty are the currency of our company. These pillars are the foundation that creates our lifelong partnerships.
2. Our conduct exemplifies a superior professional standard, delivering virtuous service. This benchmark is the expectation throughout our team, vendors, and business partners.
3. Continuous education, embracement of technology, along with a constant curiosity shapes our efforts and perspectives. These fundamentals provide guidance and strategies that result in achieving our clients' goals, placing their best interests above all else including our own.
4. We treat each person with respect as we would want our family members to be treated. Clients all have different objectives, timelines, and means. Understanding different life stages and aspirations are paramount to achieving our clients desired outcome.



984 Humble Drive Cookeville, TN 38506



## OFFERING SUMMARY

Lease Rate:	\$6.00-\$7.00/SF/Year (Gross)
Building Size:	63,000 SF
Available SF:	40,000 SF
Lot Size:	3.77 Acres
Year Built:	1977
Zoning:	CI-Commercial Industrial

## LOCATION OVERVIEW

Putnam County is located on Interstate 40, 79 miles east of Nashville and 100 miles west of Knoxville, making it an ideal location for business and visitors alike. Putnam County is home to Tennessee Tech University and Cookeville Regional Medical Center and is the largest micropolitan in Tennessee and in the top 40 in the nation.

## PROPERTY HIGHLIGHTS

- Heart of Cookeville
- Restrooms and office areas
- 3-phase power
- LED lighting
- 4 Loading Docks
- Drive-in Access
- Located less than 1 mile from I-40

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UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES | 931.284.9098 | 263 S WILLOW AVE, COOKEVILLE, TN 38501



Cookeville, TN 38506

Lease Rate	\$6.00-\$7.00 SF/YR
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## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Corner Property	Yes
Waterfront	Yes
Power	Yes

## UTILITIES/TELECOM

Electric/Water	City of Cookeville
Telecom	Frontier Spectrum Twin Lakes

## LOCATION INFORMATION

Street Address	984 Humble Drive
City, State, Zip	Cookeville, TN 38506
County	Putnam
Cross-Streets	Willow Avenue and Interstate Drive
Signal Intersection	Yes

## BUILDING INFORMATION

Ceiling Height	24 ft
Number of Floors	1
Year Built	1977
Free Standing	Yes

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## Industrial Property For Sale or Lease

| 984 Humble Drive Cookeville, TN 38506,



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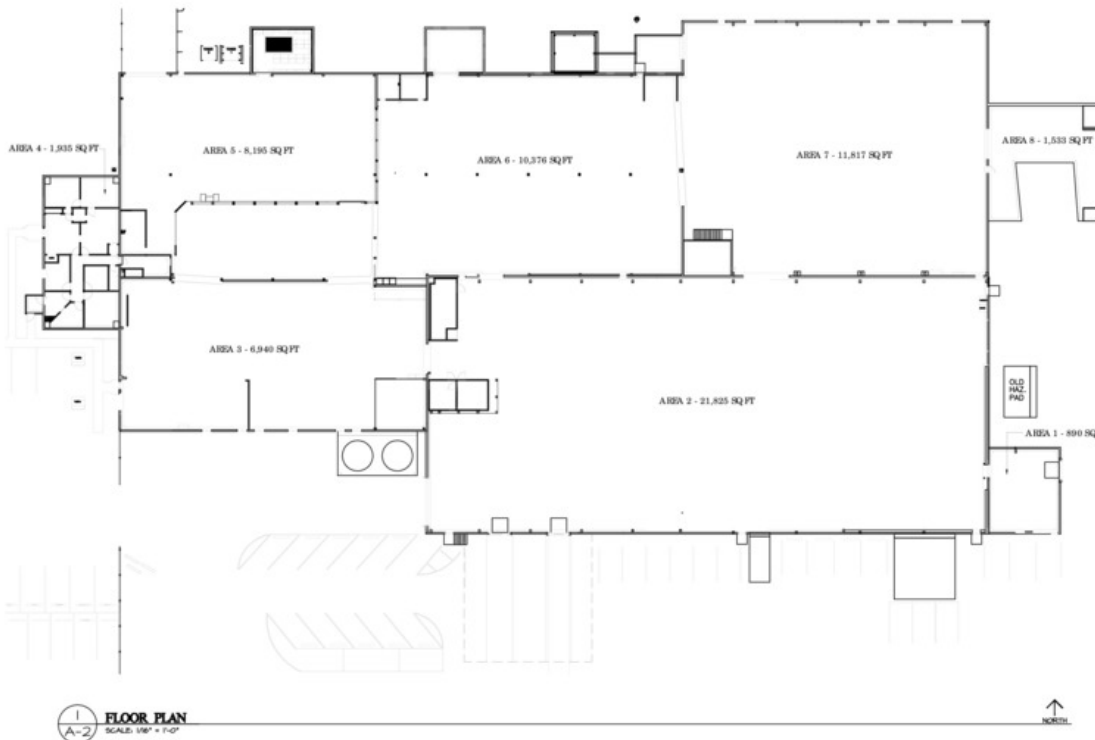


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SDC

Architectural & Planning

Stamps Design Group, Inc.  
10 West Broad Street  
Room 300  
Cookeville, TN 38501  
Phone: 931.626-1342  
Fax: 931.626-1343

PAGE & RALPH MILLS  
MILLS WAREHOUSE  
COOKEVILLE, TENNESSEE

## TOTALS

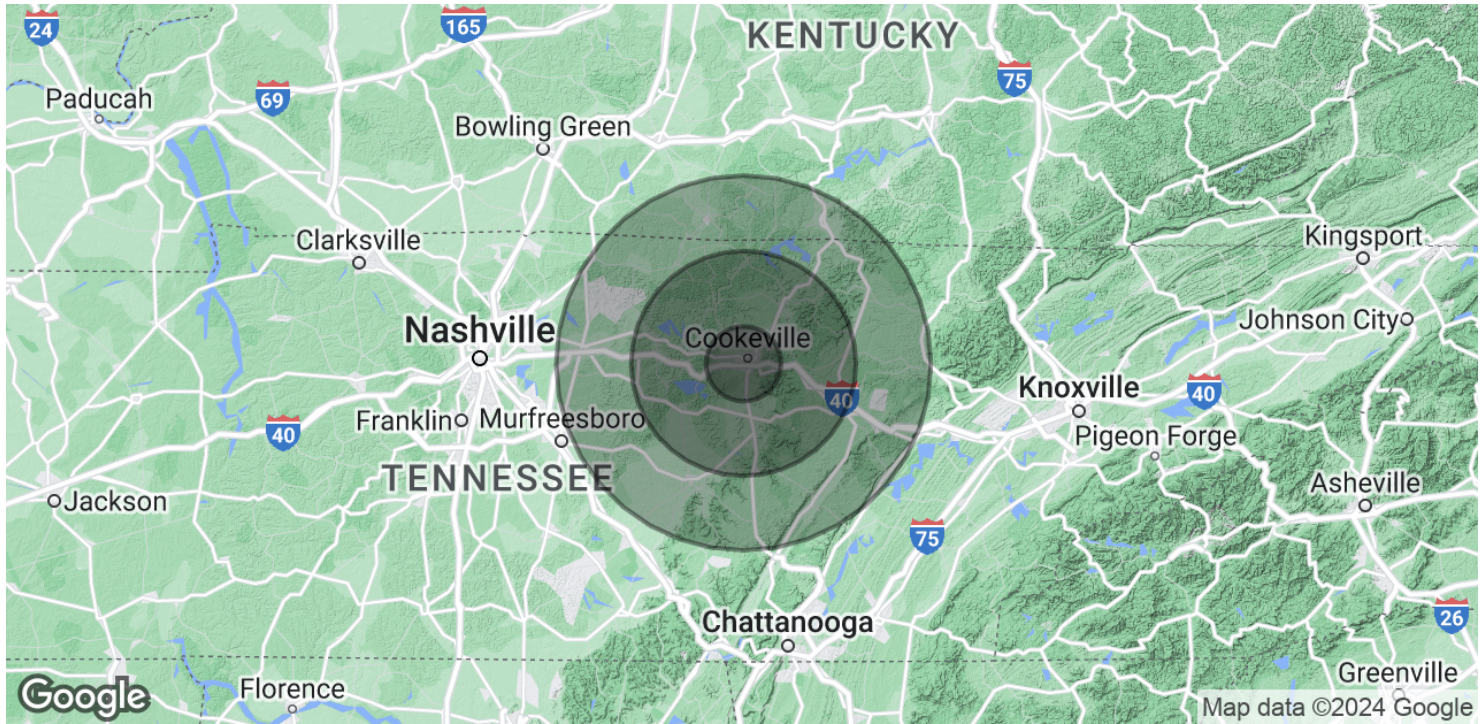
AREA 1 - 890 SQ. FT.  
AREA 2 - 21,825 SQ. FT.  
AREA 3 - 6,940 SQ. FT.  
AREA 4 - 1,935 SQ. FT.  
AREA 5 - 8,195 SQ. FT.  
AREA 6 - 10,376 SQ. FT.  
AREA 7 - 11,817 SQ. FT.  
AREA 8 - 1,533 SQ. FT.  
TOTAL SITE - 65,511 SQ. FT.

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Cookeville, TN 38506



POPULATION	10 MILES	30 MILES	50 MILES
Total Population	75,577	205,307	467,182
Average age	36.3	39.0	40.8
Average age (Male)	34.5	37.5	39.4
Average age (Female)	37.6	40.1	42.0

HOUSEHOLDS & INCOME	10 MILES	30 MILES	50 MILES
Total households	29,751	79,953	182,541
# of persons per HH	2.5	2.6	2.6
Average HH income	\$48,861	\$45,788	\$46,123
Average house value	\$167,006	\$146,291	\$143,465

\* Demographic data derived from 2020 ACS - US Census

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## WE GET RESULTS!!



From video tours, to cold calls, to showing every listing personally, we make sure every property gets the attention it deserves. We do everything we can to make sure our clients get the best results.





# Previous Representation

We love making genuine connections with clients to serve their best interest. Whether it's developing a 3-5 year exit strategy, deciding if it's time to move or just general questions about the market we want to be there for you!



\*Global Behavior Education Alliance Inc. \*Upper Cumberland Foster Closet \*Clean Commission \* Infinity Wellness \*Intelliclean Solutions \*Cumberland Plaza \*Willow Place Conference Center \*Ride and Drive 3 LLC \* ATC Automation \*And many more!!



Upper Cumberland Commercial is a premier full service real estate company. We ensure our clients are the most successful they can be, whether it's finding an ideal property, helping them list a location, or creating a customized leasing experience. As the area's only firm specializing in commercial real estate our capabilities and reach are unparalleled. The comprehensive nature of our strategy ensures your property information is broadcast to every potential user and broker, locally, regionally, and even internationally.

"80 % OF  
SUCCESS IN  
LIFE IS  
SHOWING UP"

-Woody Allen

Craig Hughes is the Owner & Broker of Upper Cumberland and partner in MAC, the Real Estate Investment Experts. With a passion for connecting people, working hard, and serving his community, Craig is an experienced business professional, an entrepreneur, and a commercial real estate broker since 2011.

Upper Cumberland Commercial is rapidly growing. We have extended our marketing reach from regional, all the way to international. We are constantly working to improve ourselves to give you the most effective experience. We are continuously working with businesses who are looking into relocating from all areas of the world to Cookeville as well as those in our local community looking for assistance with their business real estate and investment questions.