

Industrial Property For Sale

MAIN BUILDING | 1824 Browns Mill Rd, Cookeville, TN 38501



OFFERING SUMMARY

Sale Price:	Undisclosed
Building Size:	Unit 1-64,180 SF Unit 2-10,000SF
Available SF:	74,180 SF
Lot Size:	7.6 Acres
Price / SF:	-
Year Built:	1990
Renovated:	2017
Zoning:	LM

PROPERTY OVERVIEW

Located just off of Highway 111 on the south side of Cookeville, TN. this 64,180 Sq Ft manufacturing facility. Equipped with temperature controlled-environment areas that are compliant with the FDA's standards for temperature, humidity, and air quality, as well as HEPA systems for air filtration. This property is equipped with 480v/ 3-phase/ 1200amps electrical service, a total of four (4) dock doors, and one (1) 12 by 14 Rollup exterior door. Situated on 7.6 Acres is a separate 10,000 Sq Ft building also included.

PROPERTY HIGHLIGHTS

- FDA/DEA/Board of Pharma Approved
- 2 8' wide Dock Doors
- 2- 12' wide Dock Doors
- 12 X 14 Roll up door
- 480V-3 Phase/1200 Amps
- The building can be divided into 3 heating and cooling zones: Zone 1: 20,000 SF, Zone 2: 18,000 SF and Zone 3: 16,000 SF
- 6- 25 Ton Heat/Air units able to maintain 68% - 72% throughout each zone of the

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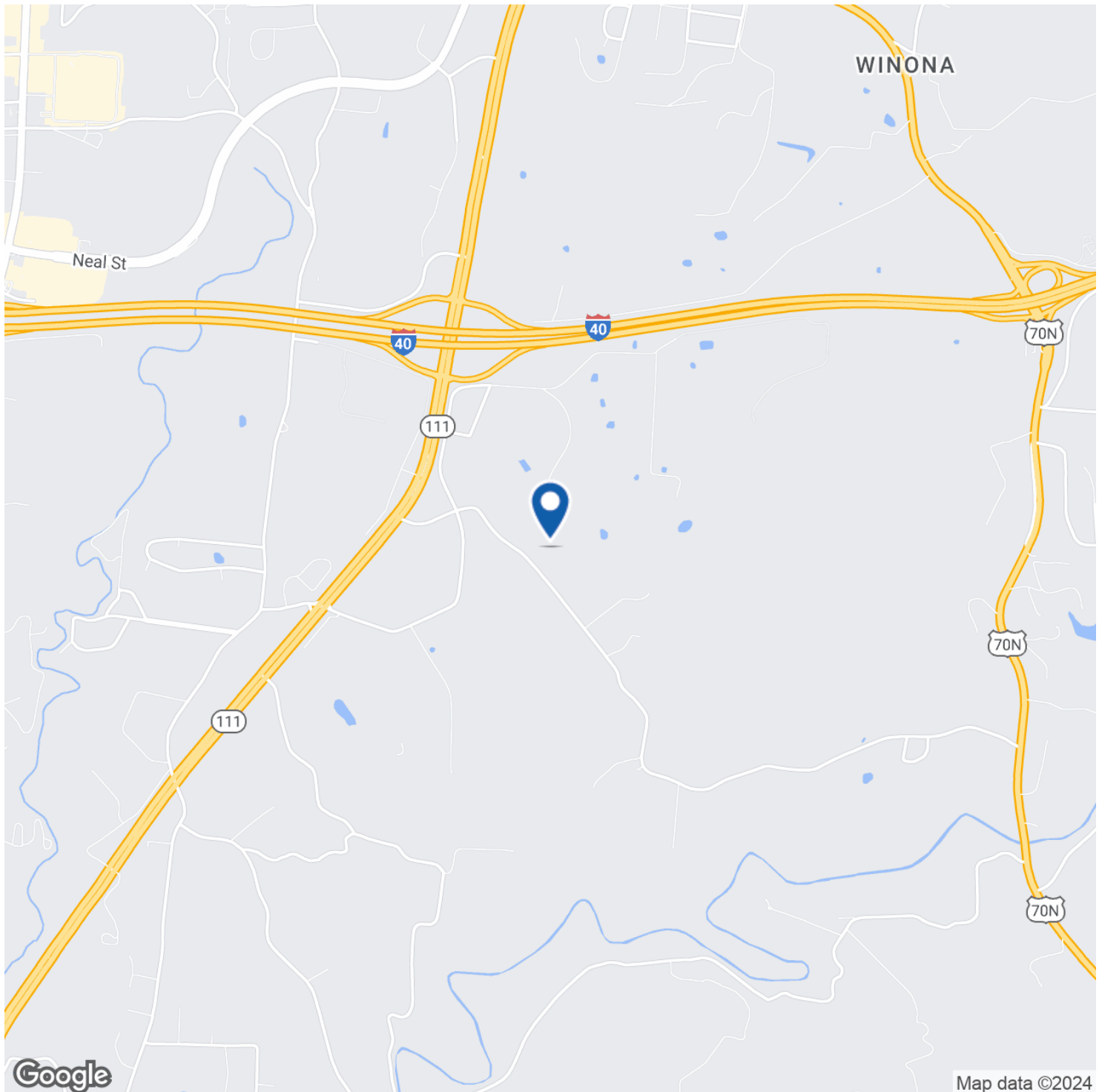
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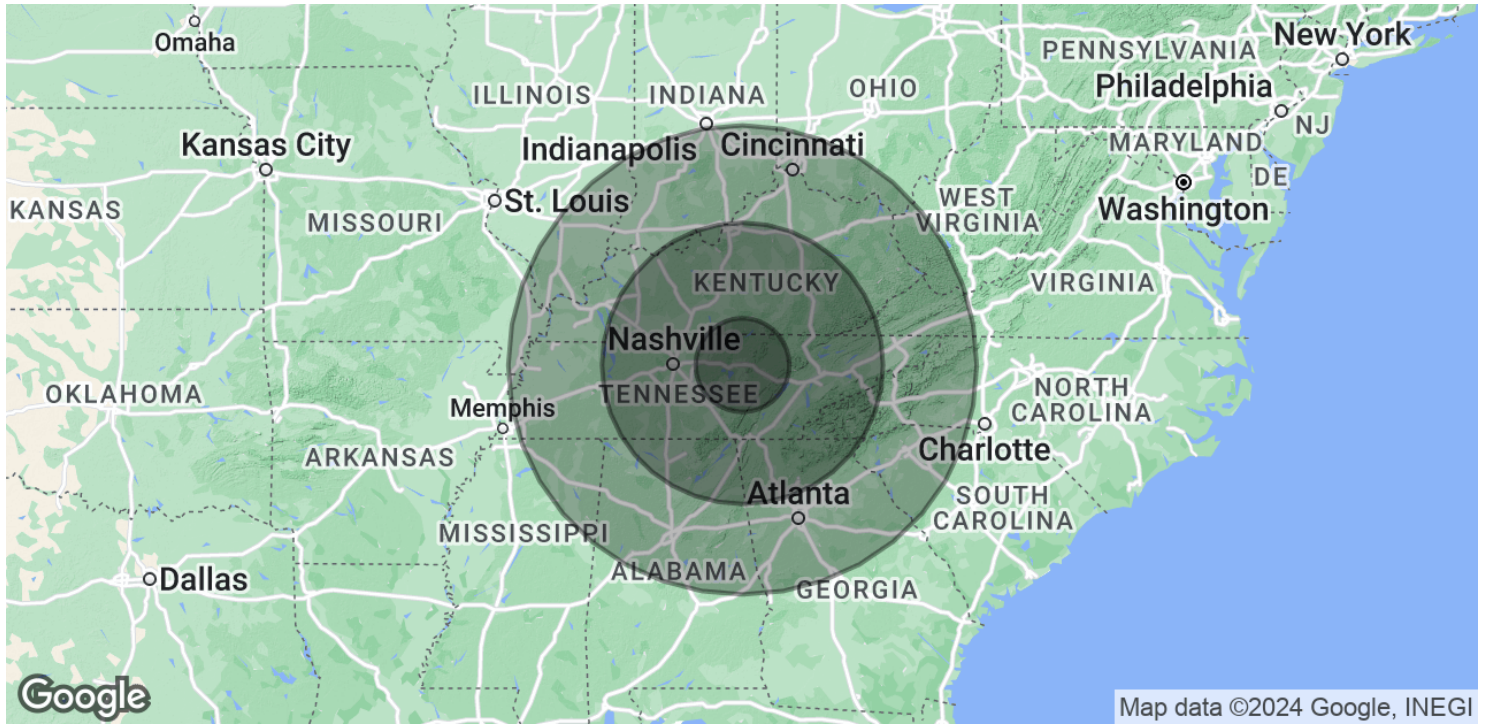
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POPULATION	50 MILES	150 MILES	250 MILES
Total Population	512,716	10,161,972	30,039,351
Average Age	42.3	40.1	39.9
Average Age (Male)	41.2	38.8	38.5
Average Age (Female)	43.5	41.2	41.0

HOUSEHOLDS & INCOME	50 MILES	150 MILES	250 MILES
Total Households	234,250	4,510,667	13,179,424
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$53,022	\$66,728	\$69,207
Average House Value	\$163,849	\$193,458	\$189,540

2020 American Community Survey (ACS)

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