

**AVISON
YOUNG**



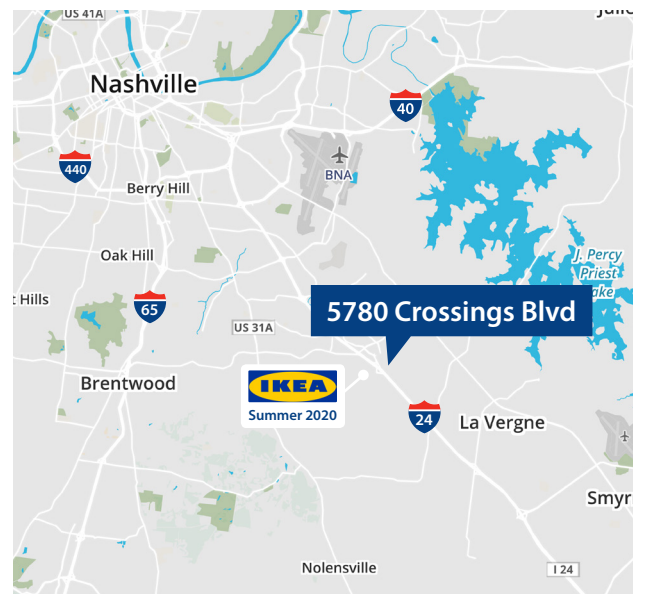
5780 Crossings Blvd

Antioch, Tennessee

Showroom Flex Space for Sale or Lease | +/- 24,500 sf

Property Overview

- +/- 24,500 sf showroom building on 2.75 acres
- Directly across I-24 from future Ikea site
- Great opportunity for owner/user
- Interstate visibility on I-24 (over 100,000 cars)
- Opportunity for signage
- For Sale: \$3,300,000 or (\$132/sf)
- For Lease: \$10.00/sf NNN





Property Overview

Parcel ID 174-00-0-212

Building Size 25,000 sf

Office/Showroom Size 9,100 sf

Site Size 2.75 acres

Year Built 2001

Building Dimensions ± 192' x 132'

Clear Height 22'

**Structure Framing/
Construction Type** Pre-cast/Concrete tilt up walls with Steel framing

Column Spacing 40' x 41'

Flooring Sealed Concrete

Vehicle Parking 57

Dock High 2 (9' x 9')

Drive-in Doors 1 (12' x 14')

Short Docks 2 (8' x 8')

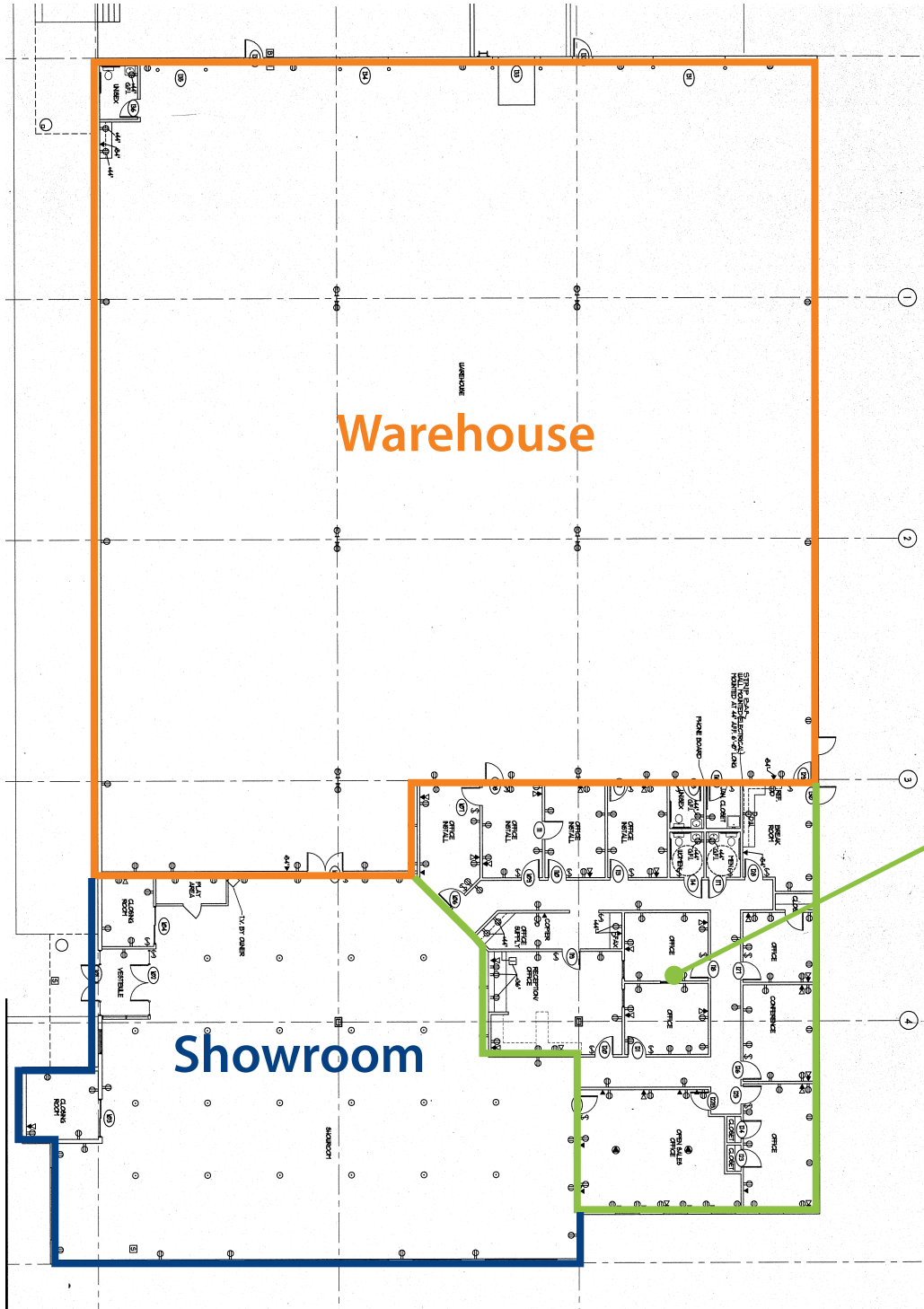
Roof System EPDM Ballasted Membrane Roof (R-18)

Interior Lighting Metal Halide (Warehouse)/ Office (Flourescents)

Heating Gas Suspension Heat

Electrical Service 400 Amp (208 V- 3 Phase)

Floor Plan



Office

Showroom

Warehouse

Surrounding Area



For further information or to schedule a tour, please contact:

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