

2151 DENTON AVENUE | 2151 Denton Avenue, Cookeville, TN 38501



OFFERING SUMMARY

Lease Rate:	\$2,000.00 - 4,000.00 /month (Gross)
Building Size:	5,000 SF
Available SF:	2,500 - 5,000 SF
Lot Size:	1.1 Acres
Year Built:	1990
Zoning:	Local Manufacturing

PROPERTY OVERVIEW

This manufacturing facility has 2 climate controlled buildings with 3-Phase power and LED lighting throughout.

Building #1 - \$4,000 per month for 5,000 SF with 3-year lease term. This building has 2 truck docks, 1200 SF of office space and is excellent for precision manufacturing that requires tight tolerances.

Building #2- \$2,000 per month for 2,500 SF with 3-year lease term. This building has a 10ft by 12ft roll up door and a restroom.

LOCATION OVERVIEW

Located in a small industrial area just off Washington Avenue close to the Cookeville High School. Corner of 22nd Street and Denton Avenue, this property is completely fenced and sits on 1.10 acres. Property has two separate buildings.

SPACES	LEASE RATE	SPACE SIZE
2151 Denton Ave	\$4,000 per month	5,000 SF
2151 Denton Avenue	\$2,000 per month	2,500 SF

CRAIG HUGHES

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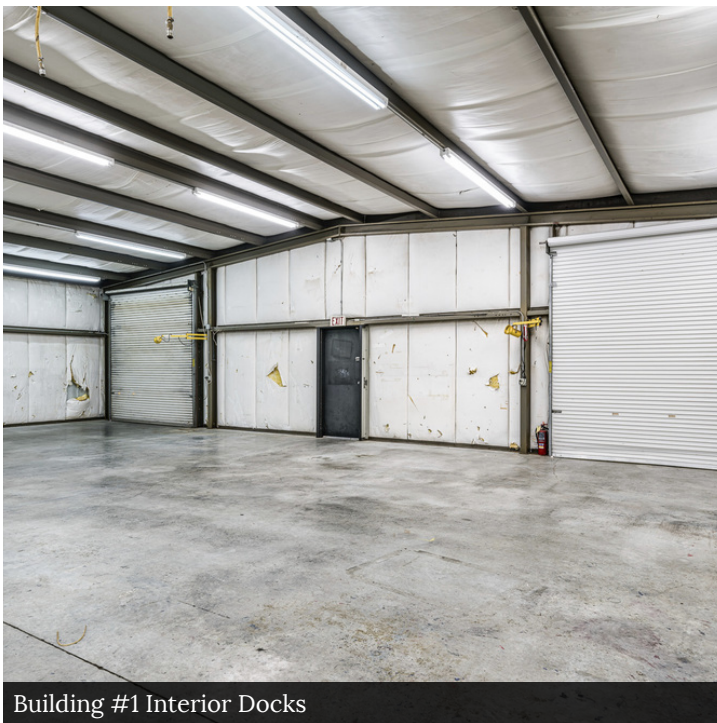


Industrial Property For Lease

BUILDING #1 | 2151 Denton Avenue, Cookeville, TN 38501



Building #1 Exterior



Building #1 Interior Docks



Building #1 Exterior Docks

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BUILDING #2 | 2151 Denton Avenue, Cookeville, TN 38501



Building #2 Exterior



Building #2 Interior



Building #2 Interior

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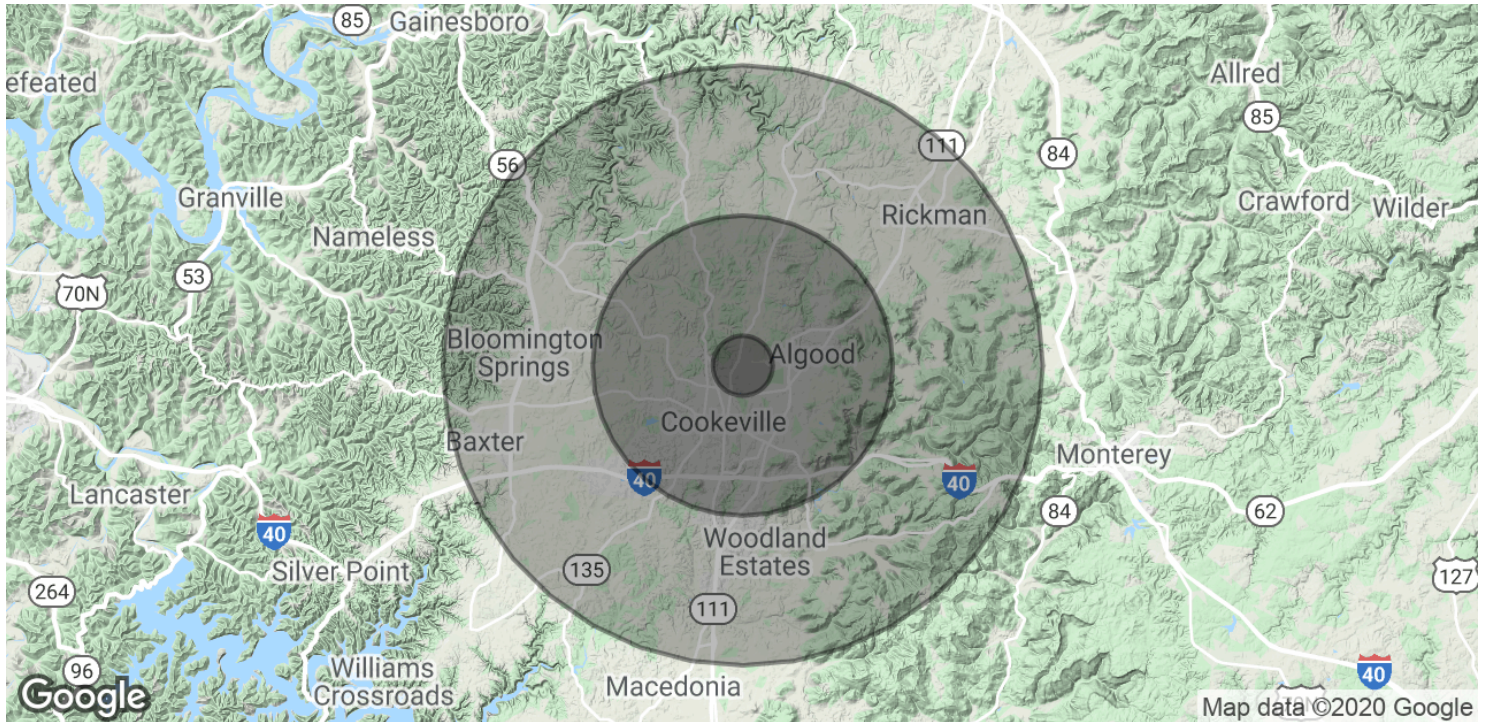


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,434	45,052	75,748
Median age	32.9	34.4	36.4
Median age (Male)	31.4	32.2	34.6
Median age (Female)	33.6	35.7	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,481	18,001	29,982
# of persons per HH	2.3	2.5	2.5
Average HH income	\$47,537	\$47,682	\$48,812
Average house value	\$179,523	\$177,025	\$163,372

* Demographic data derived from 2010 US Census

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