

AUTOMOTIVE SPACE FOR LEASE

OVERHEAD DOORS, TRIPLE BASIN DRAINS, OUTSIDE PARKING, STORAGE



PROPERTY SPECIFICATIONS

- Description:** Multi-tenant Automotive Building
- Building Size:** 18,690 SF
- Spaces Available:** 2,100 SF up to 4,446 SF
- Land Size:** 1.67 Acres
- Heating System:** Infrared
- Air Conditioning:** Limited to office space only
- Power:** 200 Amp, three phase
- Ceiling Heights:** Varies per unit, 10'-14'
- Sprinklered:** No
- Washrooms:** New, 1 per unit
- Overhead Door:** Varies per unit, 10' x 11' up to 12' x 14'
- Sewer/Water:** City
- Zoning:** C-1 Commercial Industrial
- Real Estate Taxes:** Included with tax stop
- Lease Term:** Minimum 3 years
- Lease Price:** Varies per unit - Gross rent plus utilities and tax stops, Call broker for details

PROPERTY OVERVIEW

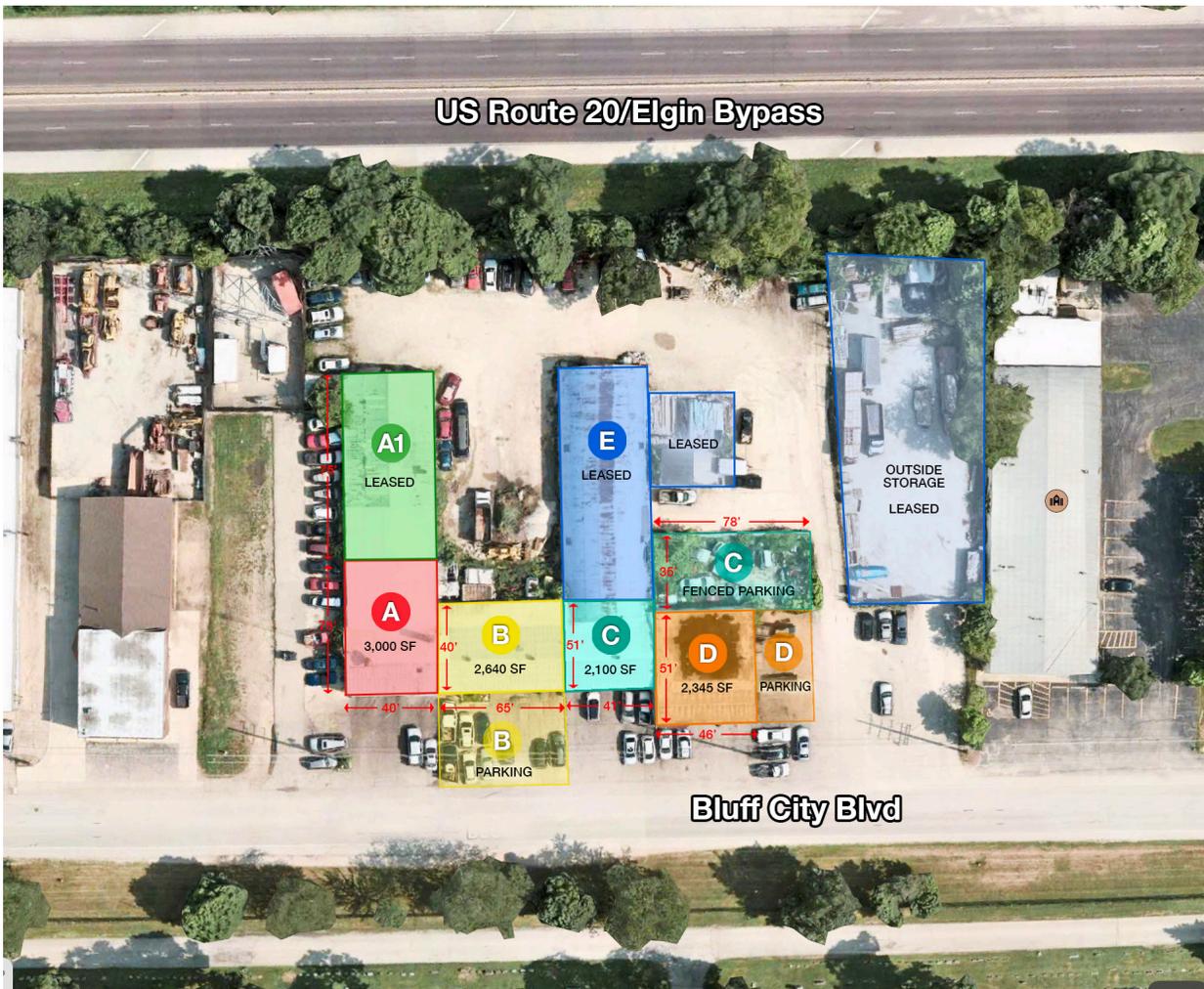
RENOVATION IN PROGRESS! AVAILABLE JULY 2022

- All new offices, bathrooms, epoxy floors, new furnace, air conditioners, electrical panel, LED lights, roof and parking lot.
- Ideal uses include detail shop, auto body, auto/semi repair, window tinting, storage
- Located on Bluff City Blvd, east of Rt 25. Frontage on Rt 20
- Plenty of parking
- Lease is subject to credit check
- **PIN:** 06-24-407-010

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SUITE	SIZE	RENT	DESCRIPTION
A	3,000 SF	\$4,440/MO gross plus utilities & tax stop	Two-10' x 11' overhead doors, One-11.5'. Bathroom, small office and triple basin drain.
B	2,640 SF + Bonus 360 SF Mezzanine	\$3,900/MO gross plus utilities & tax stop	Three service bays, extra-large 23' x 26' office and bathroom. Bonus space of 360 SF on 2nd floor mezzanine, 35' x 45'.
C	2,091 SF	\$4,300/MO gross plus utilities & tax stop	Custom service door. Three overhead doors: one 12' x 11', two 10' x 11'. Pitched roof - 11' clear with triple basin drain, bathroom and office.
D	2,346 SF	\$4,300/MO gross plus utilities & tax stop	Two-12' x 14' (12' + 13'10" ceiling clearance) front overhead doors + optional third door opening available. Triple basin drain, bathroom and office. New rear overhead door to fenced parking lot.

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