



FOR LEASE | 275,000 SF 1 GRIZZLY LANE | SMITHVILLE, TN

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PROPERTY HIGHLIGHTS



**FULLY FENCED WITH
GUARD SHACK**



**AMPLE TRAILER
PARKING**



**OUTDOOR COVERED
STORAGE**



**MEN'S & WOMEN'S
LOCKER ROOMS**



GAS-FIRED AMUs



**WASTEWATER
TREATMENT ON SITE**



BREAK ROOM



PROPERTY DETAILS

1 GRIZZLY LANE | SMITHVILLE, TN

AVAILABLE SPACE	275,000 SF
OFFICE SPACE	30,000 SF
DOCK DOORS	14
DRIVE-IN DOORS	2
CLEAR HEIGHT	14' - 28'
COLUMN WIDTH/DEPTH	30' x 50'
ROOF	Built-up, TPO
WALLS	CMUs & Metal Panels
FLOORS	Concrete, Slab on Grade
YEAR BUILT	1978
FIRE SUPPRESSION	100% Wet
POWER	3,000 Amps 277/480v 3 Phase 4 Wire
PARKING	Ample Trailer Parking
LAND AREA	30.97 Acres
ZONING	I-1: Industrial (Light) Districts
ADDITIONAL FEATURES	Lab Space, Chillers, Coolers Fully Fenced with Guard Shack Outdoor Covered Storage Men's & Women's Locker Rooms



SITE PLAN

1 GRIZZLY LANE | SMITHVILLE, TN



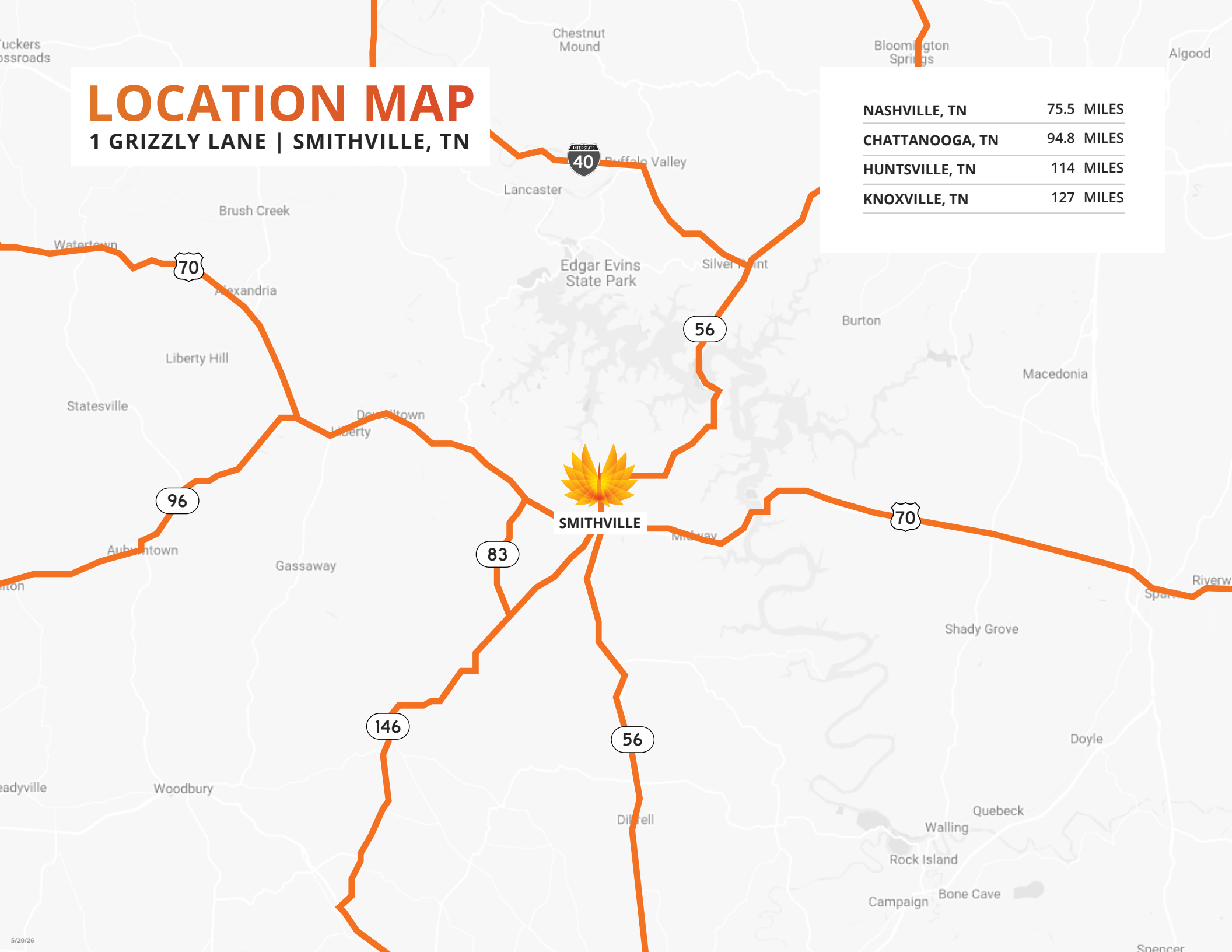
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	275,000 SF
TOTAL		275,000 SF



LOCATION MAP

1 GRIZZLY LANE | SMITHVILLE, TN

NASHVILLE, TN	75.5 MILES
CHATTANOOGA, TN	94.8 MILES
HUNTSVILLE, TN	114 MILES
KNOXVILLE, TN	127 MILES





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