

PROVIDENCE
Commercial Real Estate

**PROVIDENCE COMMERCIAL REAL
ESTATE**

800 S Gay St Ste 1105, Knoxville, TN 37929-9726
865.777.0202 | providencecres.com

INDUSTRIAL PROPERTY FOR SALE

SWEETWATER INDUSTRIAL BUILDING

100 TECH DRIVE, SWEETWATER, TN 37874

JAY COBBLE

865.777.0202

cobble@providencecres.com



SECTION 1

PROPERTY INFORMATION



PROPERTY DESCRIPTION

43,358 SF building in Sweetwater Industrial Park for sale currently occupied by injection molding manufacturing business. Building constructed in 1996 as 23,358 SF structure with immediate 20,000 SF expansion. 2-Story 4,156 SF of office space and additional 1,000 SF shop space with separate conditioning. Initial building has wet sprinkler system. Ceilings are 18'-23' with 21' clear height at center. Property has 6 docks with two 12' and two 9' doors as well as one 16' drive-in door. 3-Phase Power. Site is within 3 miles of I-75 easily reaching the region. Existing lease expires 3/31/2023 with tenant planning to vacate. Additional 5.98 of excess land.

PROPERTY HIGHLIGHTS

- Easy Access to Interstate 75 reaching Southeastern Region
- Existing Building in Hot Market
- Major Industrial development underway in Sweetwater
- Value Add with lease expiring in March
- Sale Price less than Replacement Cost

OFFERING SUMMARY

Sale Price:	\$2,835,625
Lot Size:	9.52 Acres
Building Size:	43,358 SF

DEMOGRAPHICS	3 MILES	10 MILES	30 MILES
Total Households	2,159	13,642	137,219
Total Population	5,380	34,351	342,839
Average HH Income	\$41,601	\$47,121	\$60,679

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LOCATION DESCRIPTION

Sweetwater Industrial Park is in the heart of Sweetwater, TN with easy access to Knoxville and Chattanooga via I-75. The Property is located in the city of Sweetwater in Monroe County, Tennessee within the Sweetwater Industrial Park, which is located near the intersection of US Hwy 11 and TN SR-322. To the west is Industrial Park Road followed by an industrial property, to the north and south are industrial properties and to the east is vacant tracts of land. The neighborhood runs in a ribbon like manner along Hwy 322. The neighborhood is defined by Interstate Hwy 75 to the north and west, US HWY 411 and TN SR-68 to the south, and TN SR-72 to the east. The neighborhood is located just north of Sweetwater's downtown district and is located in a rural area with large tracts of land and single family homes fronting along Hwy 322. The neighborhood provides good linkage to Hwy 11, which is a main artery throughout the City of Sweetwater and intersects with Hwy 68. Highway 68 provides good linkage to Interstate 75. The neighborhood is also convenient to the area school system, employment, shopping, and dining. The subject property is centrally located near several major automotive plants such as; 30 minutes from DENSO, 3 hours from Nissan, 3 hours from Toyota, 3 hours from Mercedes, 4 hours from BMW, 5 hours from Hyundai, and 5 hours from KIA.

PARKING DESCRIPTION

18 paved spaces in the front of the building

UTILITIES DESCRIPTION

Sweetwater Utilities

GAS DESCRIPTION

Sweetwater Utility Board





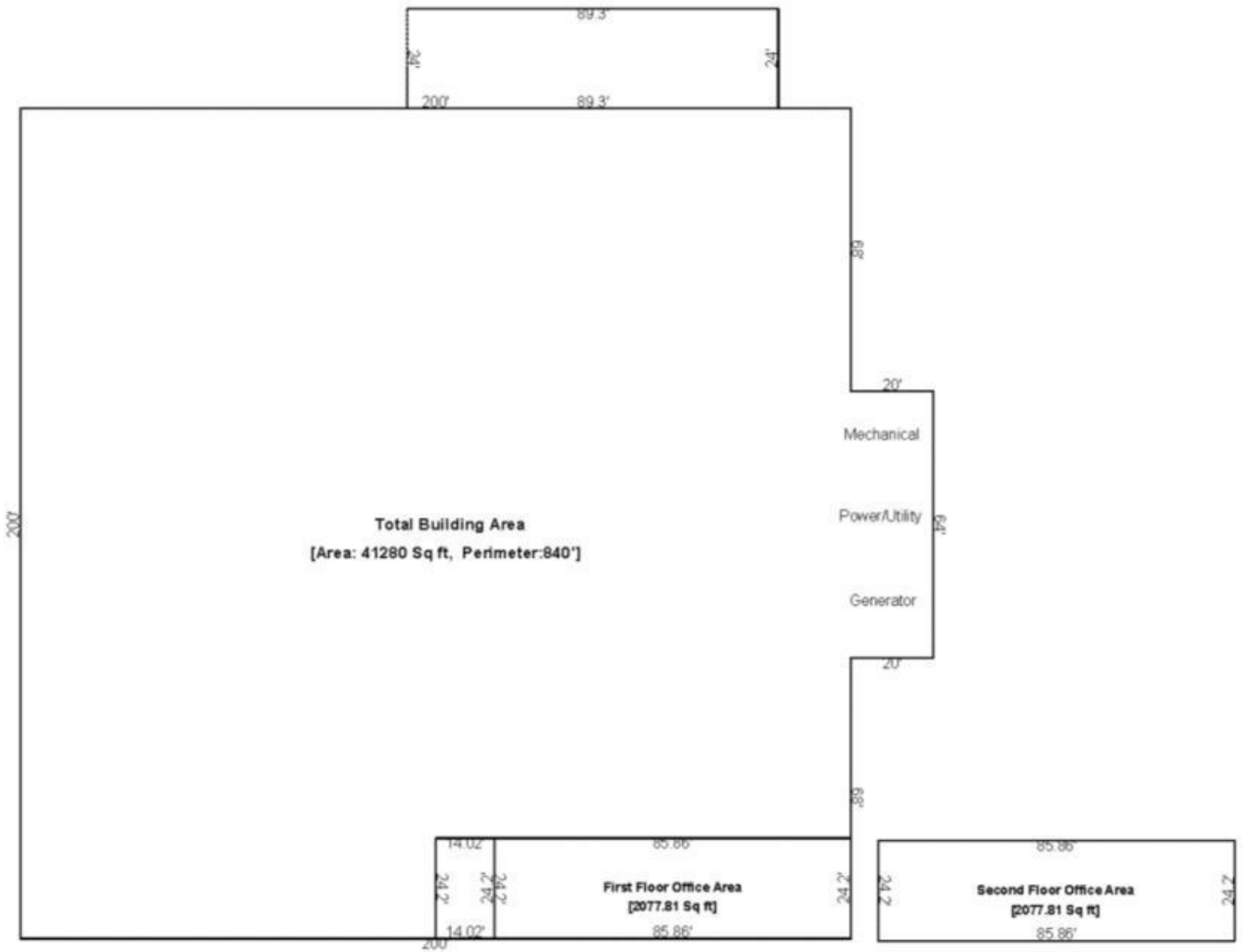
LOCATION INFORMATION

Building Name	Sweetwater Industrial Building
Street Address	100 Tech Drive
City, State, Zip	Sweetwater, TN 37874
County	Monroe
Market	East Tennessee
Sub-market	Sweetwater

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	23 ft
Minimum Ceiling Height	18 ft
Office Space	4,156 SF
Number of Floors	2
Average Floor Size	2,078 SF
Year Built	1996
Column Space	25 ft
Construction Status	Existing
Warehouse %	91.0%
Framing	Steel Frame with some masonry
Condition	Good
Roof	Screw Down
Free Standing	Yes
Foundation	Poured Concrete Slab
Office Buildout	4,156 SF on 2 floors

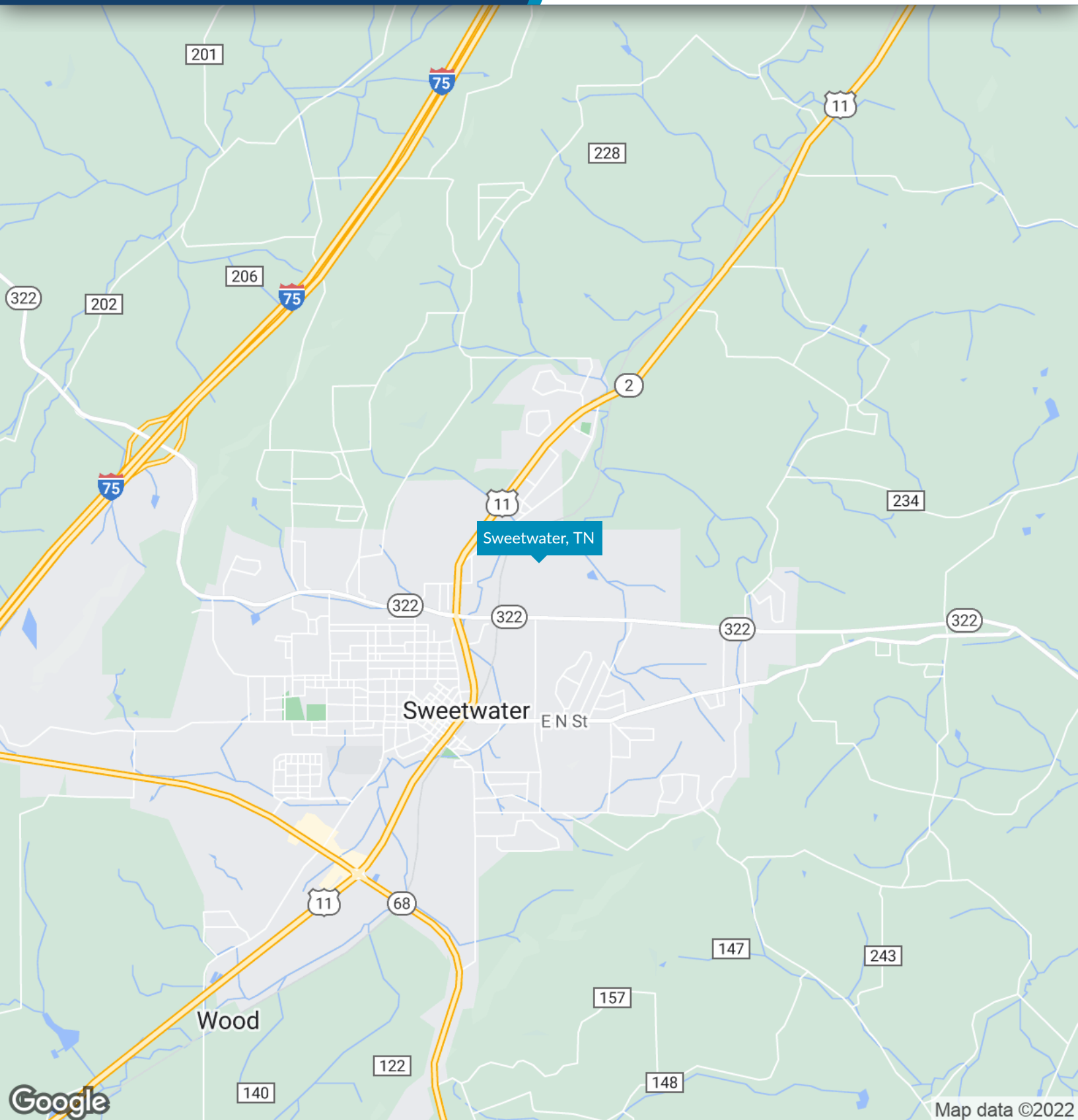


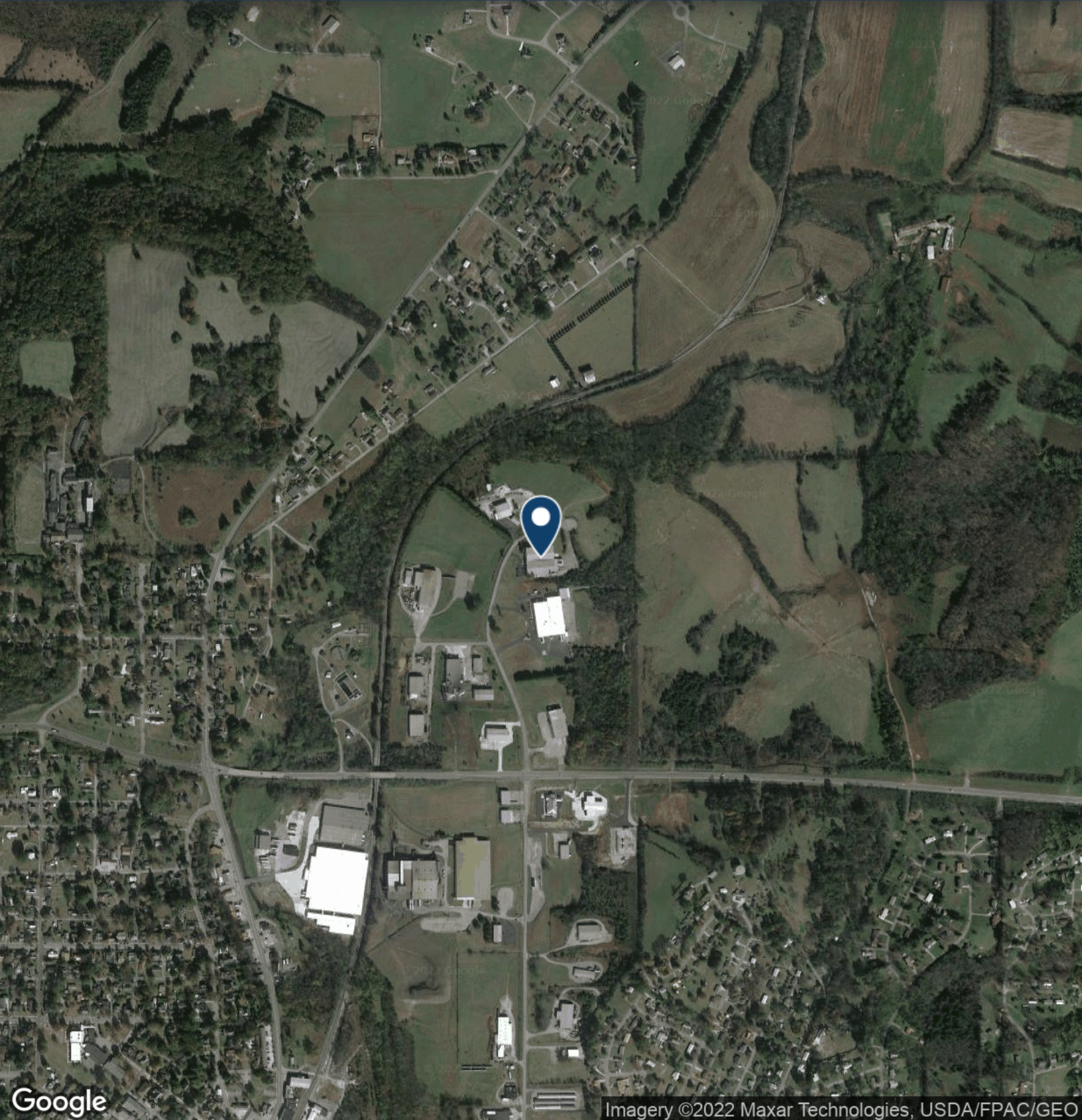




SECTION 2

LOCATION INFORMATION





Google

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INVESTMENT OVERVIEW (EXISTING TENANT BELOW MARKET AT \$3.56 PSF)

Price	\$2,835,625
Price per SF	\$65.40
CAP Rate	5.28%
Total Return (yr 1)	\$149,847

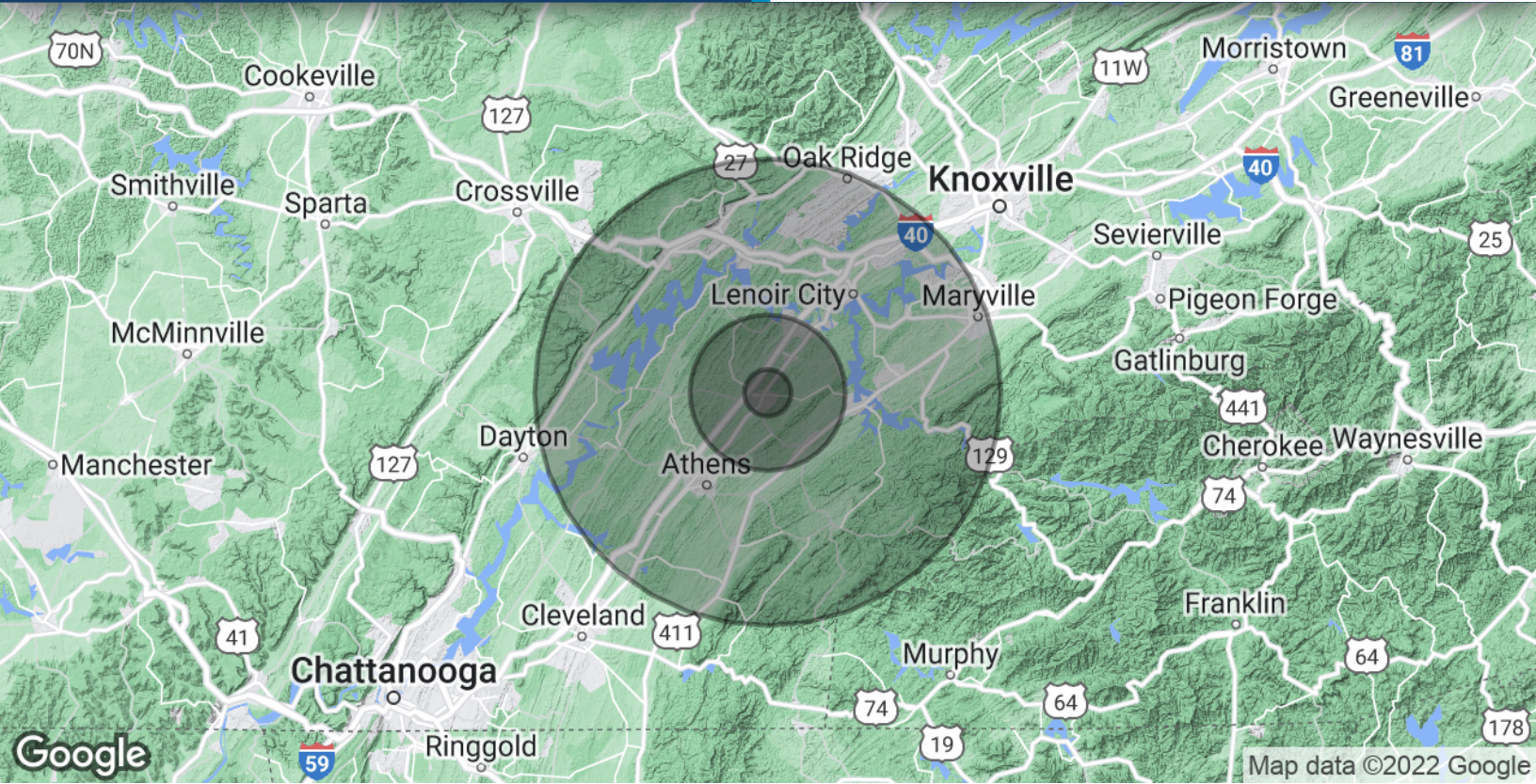
OPERATING DATA

Gross Income	\$149,847
Operating Expenses	-
Net Operating Income	\$149,847
Pre-Tax Cash Flow	\$149,847

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SECTION 3

DEMOGRAPHICS



POPULATION	3 MILES	10 MILES	30 MILES
Total Population	5,380	34,351	342,839
Average Age	40.6	40.2	42.1
Average Age (Male)	39.1	39.4	41.4
Average Age (Female)	42.3	41.4	43.4
HOUSEHOLDS & INCOME	3 MILES	10 MILES	30 MILES
Total Households	2,159	13,642	137,219
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$41,601	\$47,121	\$60,679
Average House Value	\$130,773	\$137,088	\$214,451

* Demographic data derived from 2020 ACS - US Census



SECTION 4

ADVISOR BIOS



JAY COBBLE

Partner

cobble@providencecres.com

Direct: 865.777.0202 | Cell: 865.207.9711

PROFESSIONAL BACKGROUND

Jay Cobble, a native to Knoxville, is the Principal Broker and a Founding Partner at Providence Commercial Real Estate. He serves clients across East Tennessee ranging from Fortune 500 companies and the Federal Government to local small business owners or investors. Jay won the 2010 CCIM Deal of the Year Award for \$20,000,000+ office lease deal and was named to the Knoxville Business Journal's 40 under 40 in 2012. Jay has earned SIOR and CCIM designations and HSPD-12 Federal Clearance. He began his career in Memphis at Highwoods Properties.

Jay serves on the boards of the Knoxville Chamber and 4 Market Square, he is the Membership Chair for SIOR Middle & East TN and is a member of Nucleus Knoxville. Jay participated in the Leadership Knoxville 2016 class, was selected for UT Chancellor's Associates 2017 class, was 2013 President of the Knoxville CCIM Chapter and has served on the Board of Directors for local organizations including East Tennessee CCIM, Young Professionals of Knoxville and the Dogwood Arts Festival. He is a founder and former chairman of the Knoxville Fellows Program and devotes his free time towards his family and various ministries in Knoxville.

EDUCATION

University of Tennessee - Finance

MEMBERSHIPS

CCIM
SIOR

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