

AMERICAN BEDDING
276 Dennis Street
Athens, TN 37303
McMinn County



Property Type: Manufacturing and Warehouse

Available: 94,711 SF

Sale Price: \$2,400,000

Lease Rate: \$2.95 PSF-NNN



Building Information

SQ/FT: 94,711

All Utilities: Yes

Acreage: 5.4 (+/-)

Construction: Metal, Steel & Concrete

Ceiling Heights: 14' - 24'

Loading Docks: Yes (5)

Office Space: 5,200 SF

Property Description:

Built in 1966 (expanded in 1971 & 2012) in excellent condition and constructed of metal, steel & concrete on 5.4 acres, the building offers 5,200 SF office, fully heated and cooled, (6) docks, 14' to 24' ceiling height, 25x25 column spacing, wet sprinkler, sky lights, exhaust fans, 2,000 AMP, 220/208 voltage 3 phase, 4 wire-60 cycle electrical, 8" main water and sewer, T-5 lighting throughout, security system, paved and gravel parking. The property is located in Athens Tennessee off Highway 11 and 2 miles from I-75 and 49/52 miles from Chattanooga/Knoxville airport.



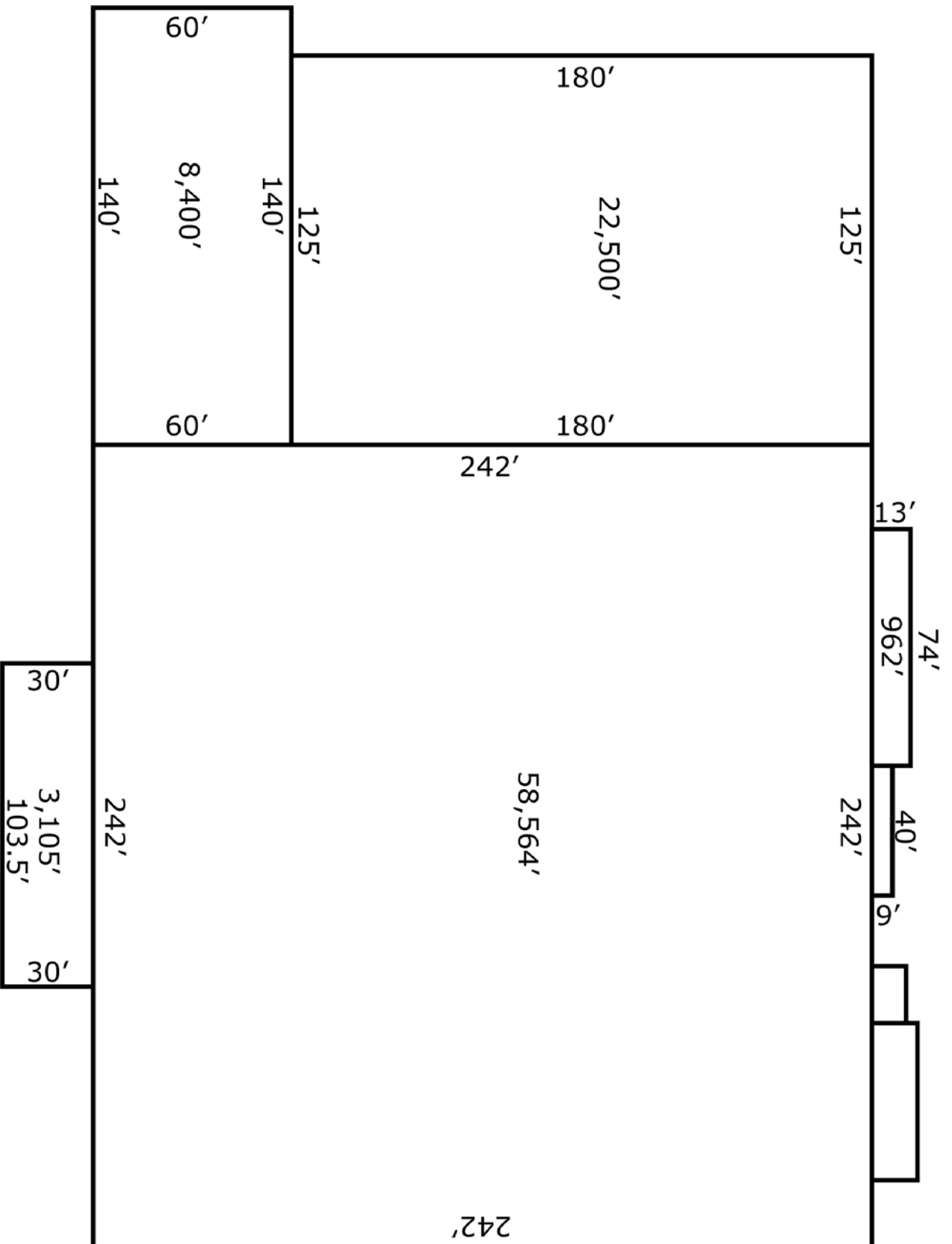
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94,711'
Total SF

American Bedding Mfg.
276 Dennis Street
Athens, TN 37303