



Cherokee Trailer Building 141 Industrial Park Road Sweetwater, TN 37874

Building previously used for steel fabrication. The building is located on 8.2 . Lots of road frontage with chain link fence. The building is equipped with office space and break room. 5 miles to the Monroe County Airport which is located in Madisonville.



Building Information			
Building Types:	Warehouse, Industrial	Ownership:	private
Property ID:	3921	Ceiling Height:	14-14
Building Size:	19,000	Primary Construction Material:	Metal
Total Available (sq ft):	19,000	Docks with Levelers:	5
Site Size (acres):	8.2	Dock:	Yes
Business/Industrial Park:	Yes	Previous Use:	Manufacturing
Year Built:	1972	Updated:	7/22/2013
Office Area (sq ft):	1,200	Minimum Subdivide:	19,000
Maximum Contiguous Space:	19,000		

Pricing Terms			
For Sale:	Yes	For Lease:	Yes
Sale Price:	\$495,000.00	Lease Cost:	\$4,500.00

Geographic/Transportation Information			
Latitude:	35.604234	Distance to Highway:	1.75
Longitude:	-84.4551369	Interstate Name:	75
County:	Monroe	Distance to Interstate:	2
Rail Access:	No	Airport Name:	McGhee Tyson
Highway Name:	68	Distance to Airport:	40

Utility Information			
Service to Property (Distribution):	Yes	Water On Site:	Yes
Electric Provider:	Sweetwater Utilities	Water Provider:	Sweetwater Utilities
Gas Provider:	Yes	Sewer On Site:	Yes
Telecom Provider:	AT&T, Charter	Sewer Provider:	Sweetwater Utilities

Additional Information

Capacity of Largest Bridge Crane: 5 ton

Region: ETEDA

Building Dimensions: 75'X200'; 20'X100'; 40'X100'; 25' X 150'



Contact

Lisa Samples, Administrative Assistant
Monroe County Economic Development
103 College Street South, Suite 6
Madisonville, TN 37354
Phone: 423-442-3652
Email: lisas@monroegovernment.org