

For Sale -- Investment Offering

Lease Extended for 2 Years



Three Building Portfolio

1722 West Broad Street Cookeville, Putnam County, TN

Total: ±86,371 Square Feet

3 Buildings: Two at ±40,686 and One at ±5,000 Square Foot

Building 1: 180' x 225' • 8 Dock Doors • 1 Drive-in Door

Building 2: 180' x 225' • 8 Dock Doors

Building 3: 50' x 100' • 1 Drive-In Door

±7.2 Acres • 18' – 25' Clear Height • Wall Mounted Vent Fans

Suspended Gas Heaters • Metal Halide Lighting • Built in 1994 and 1996

Column Spacing 25' x 45' • Metal Construction

County Zoning: None • Map 39; Parcel 187 • 2010 Taxes: \$16,868 County

Sales Price
\$2,250,000

10.3% Cap Rate

Current NOI - \$231,474

Net leased to Star Manufacturing International, Inc., a wholly owned subsidiary of Middleby Corporation, a publicly traded food processing equipment manufacturer.

Lease Term: 01/05/09 – 12/31/09 at \$2.60 / SF

01/05/10 – 12/31/10 at \$2.68 / SF

01/01/11 – 02/19/13 at \$2.68 / SF



Exclusively Listed By

J.P. Lowe, CCIM / 615.345.7212 / jplowe@chco.com
Robert Stout / 615.345.7210 / rstout@chco.com

Chas. Hawkins Co., Inc./CORFAC International
776 Melrose Avenue • Nashville, TN 37211
Phone: 615-256-3189 • Facsimile: 615-254-4026
www.chashawkins.com

Established 1962

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