

Absolute NNN Credit Tenant

8.59% Cap Rate

2.31 Ac | 2,480 SF | \$349,000



8.59% Cap AT&T

Absolute NNN

325 Fairchild Street

Harriman, TN 37748

### Property Highlights

- AT&T has occupied premises since 1967
- Large, fenced yard area on 2.31 total acres
- 4,368 SF metal canopied vehicle storage area
- 2,080 SF (52' x 40') brick masonry office building
- 1,000 SF detached rear shed, truckwell & leveler
- 400 SF (20' x 20') brick masonry supply warehouse

### Property Description

AT&T has occupied premises since 1967  
 Large, fenced yard area on 2.31 total acres  
 4,368 SF metal canopied vehicle storage area

For more information

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517  
state@koellamoore.com

### OFFERING SUMMARY

Sale Price	\$349,000
Current Cap Rate	8.59%
Annual Escalations	2.00% Per Year
Renewal Options	1 x (5) Five Year
Total Lot Size	2.31 Acres
Total Building SF	2,480 SF
Covered Outdoor SF	5,368 SF
# of Docks	1 Truckwell   Leveler

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
Knox Metro	1,172,792	\$77,766

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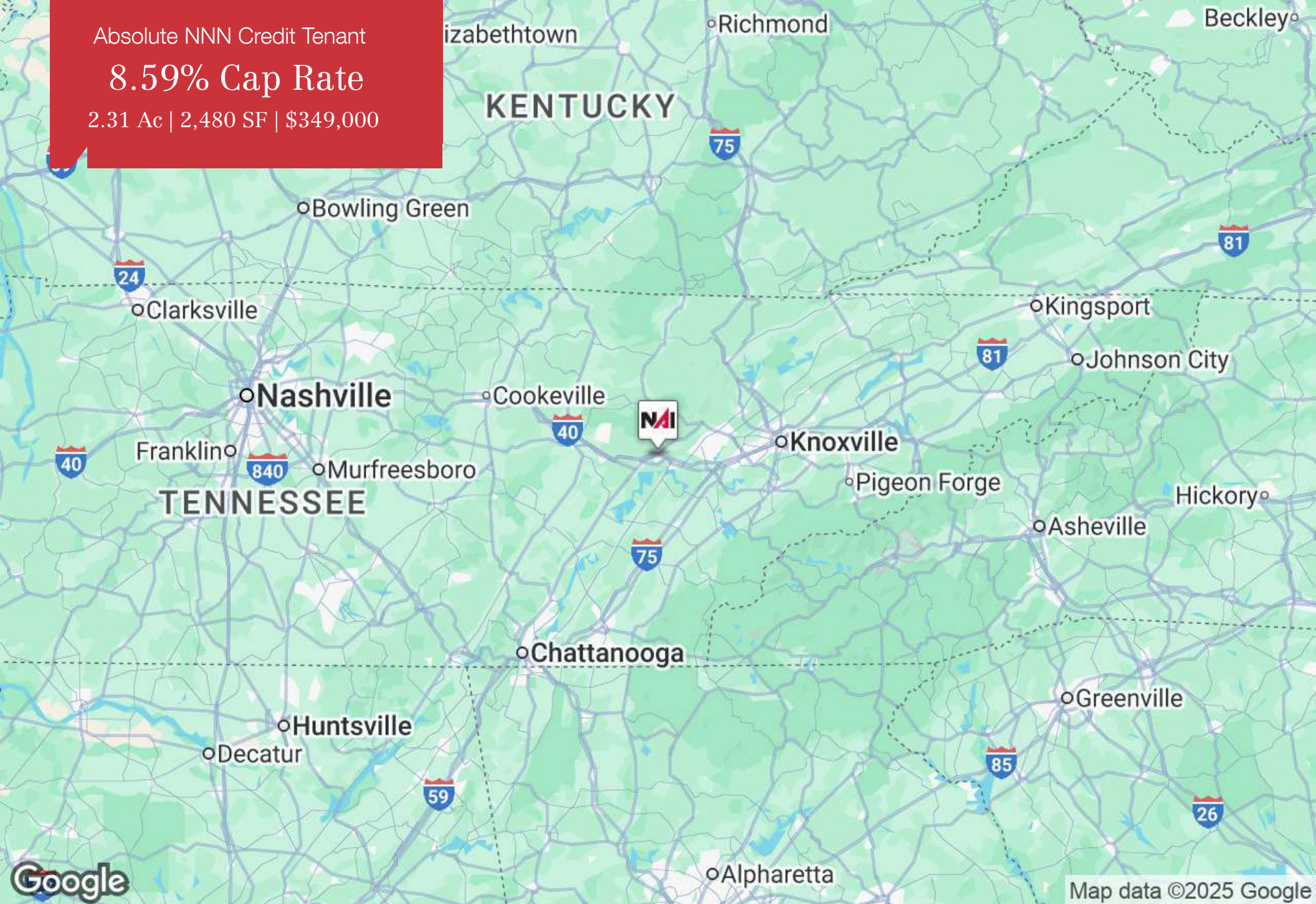


**Lot Lines Are  
Approximate**

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Google

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**NAI** Koella  
RM Moore

255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)

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**SAM TATE, CCIM**

Senior Advisor

Cell: 865.806.6517  
state@koellamoore.com

TN #207699