



## 152 Iodent Way

152 Iodent Way, Elizabethton, TN 37643

Marcus & Millichap



**Peter Malone**

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## 152 Iodent Way

\$5.50 /SF/YR

PART OF A LARGER MANUFACTURING SPACE THAT HAS ITS OWN ENTRANCE, DRIVE-IN DOOR AND LOADING DOCK. ROUGHLY 7200 SF OF CLEARSPAN FLOOR SPACE WITH 21' CEILING HEIGHT....

- EASY ACCESS TO HIGHWAY SYSTEM



Rental Rate:	\$5.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	151,024 SF
Year Built:	1961
Taxes:	\$0.01 USD/SF/MO
Operating Expenses:	\$0.02 USD/SF/MO
Rental Rate Mo:	\$0.46 /SF/MO

## 1st Floor Ste OWNER'S SPACE

Space Available	12,864 SF
Rental Rate	\$5.50 /SF/YR
Date Available	90 Days
Service Type	Triple Net (NNN)
Office Size	420 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

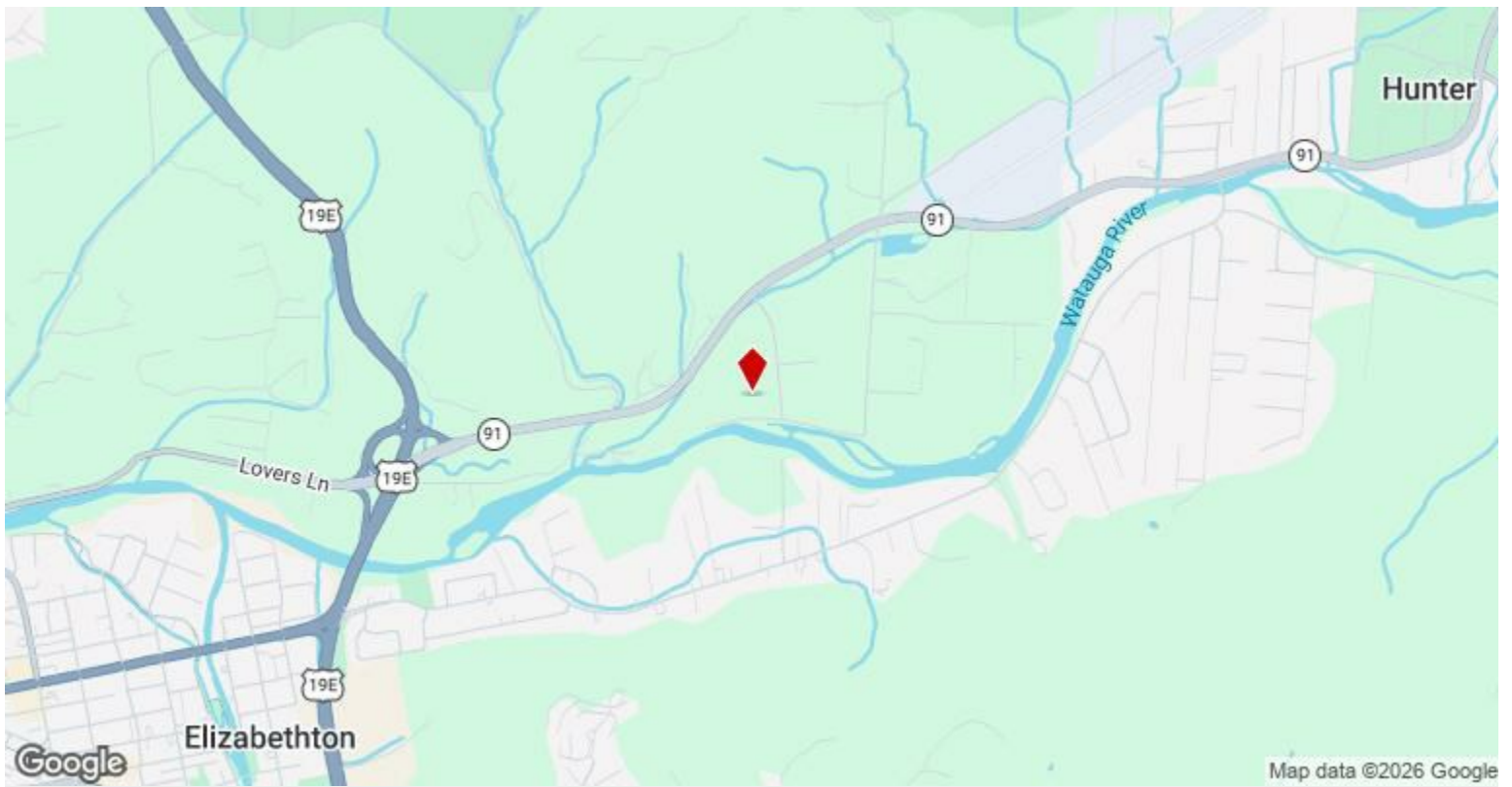
The ground floor features 7,200+/- SF of manufacturing space with 21' ceiling height along with 3,320 SF of manufacturing space with 9' to 10' ceiling height. Roughly 420 SF of office space along with tow dedicated locker/restroom areas = 450 SF. Mezzanine area features 1680 SF with 7' 1/2' ceiling height with staircase. Ground floor area has a loading dock and drive in door. Public utilities include: electric, gas, water and sewer and cable. 24 miles to I-81, 10 miles to I-26. 1 mile to Elizabethton Municipal Airport. 3 Phase Power, 1000 amp service. The space is available within 90 to 120 days.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
International Paper	-	
Matheson Machine Product	-	



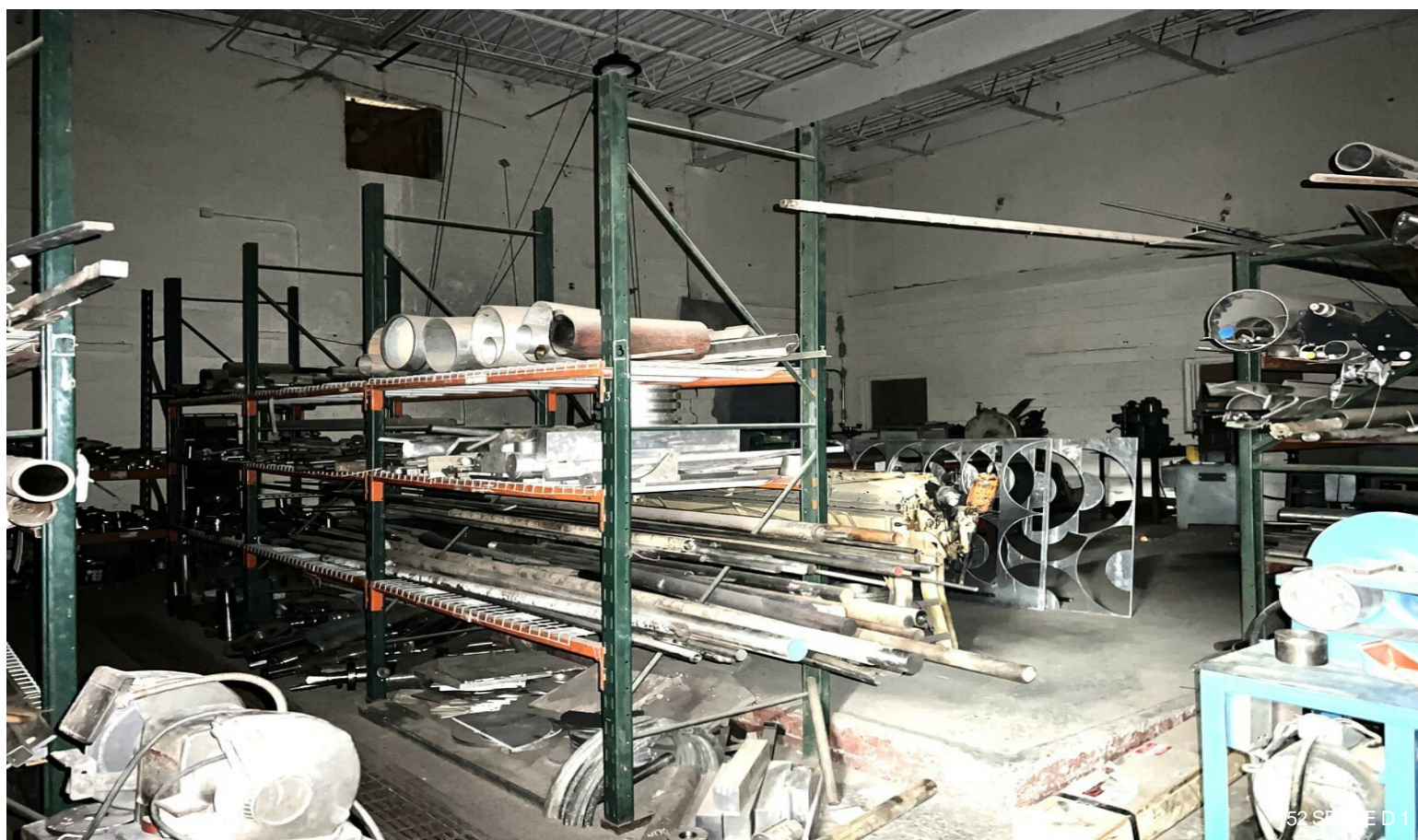
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# Property Photos



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