



**1700 OVERHEAD BRIDGE RD**  
PROPERTY FOR LEASE



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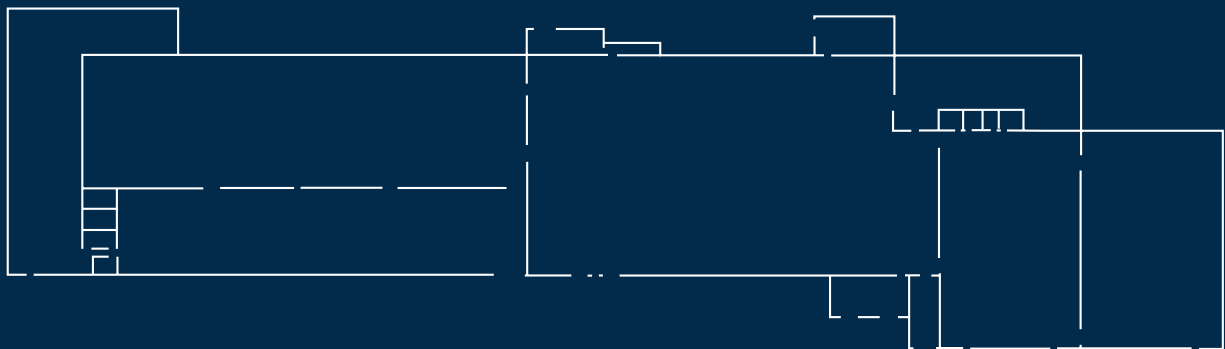
With prominent access from the Overhead Bridge exit off State Hwy 60, just 3 minutes from I-75 in Cleveland TN, 1700 Overhead Bridge Rd NE, was owned and operated since 1968 by Rubbermaid, as subsidiary of Newell Brands, with more than 28,000 employees globally. This prime multi-tenant shallow bay leasing opportunity has predominantly 12.5' clear heights throughout the facility and fitted with wet sprinkler fire suppressions systems. The fully fenced property contains four (4) leasable spaces of 10,000 SF – 24,600 SF from front loaded dock doors. This property is highly functional to serve both service, light manufacturing, assembly, or distribution functions with more than 9 AC of adjacent expansion capability.

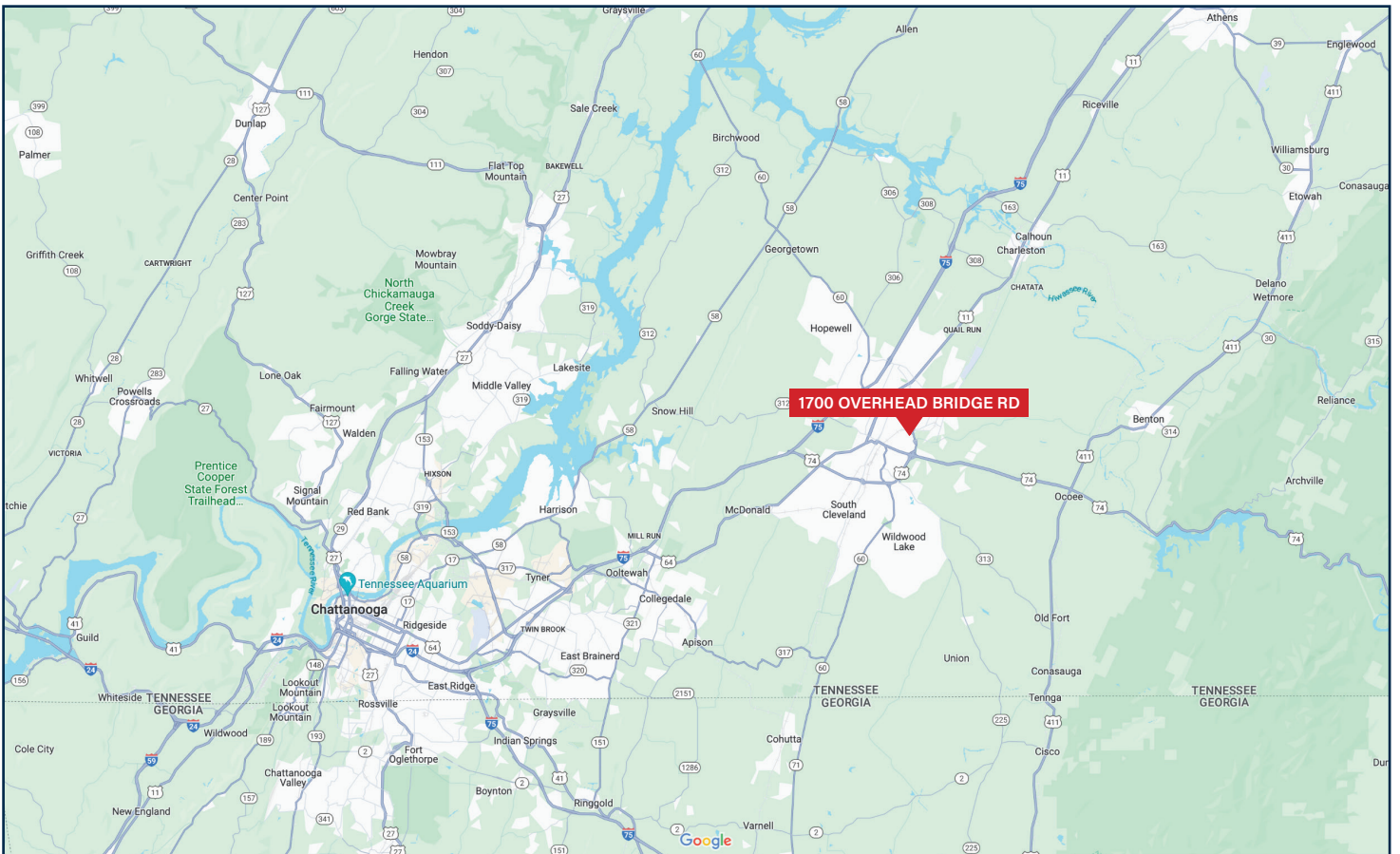
**PROPERTY SUMMARY:**

<b>Address:</b>	1700 Overhead Bridge Road
<b>Asking Rate:</b>	\$11.75 PSF NNN
<b>Total Building Area:</b>	+/- 60,637 SF (SF does not include mezzanine areas)
<b>Property Size:</b>	+/- 15.00 AC (includes development land adjacent to building – 9.03 AC)
<b>Parcel ID:</b>	050J E 001.01; 050J F 001.03; 0500 B 007.00
<b>Zoning:</b>	IL
<b>Year Built:</b>	1968 (User Occupied Since Construction)
<b>Clear Height:</b>	+/- 12' 8" (+/- 10,000 SF section +/-16'8" – Space 4)
<b>Property Type:</b>	Industrial
<b>Property Subtype:</b>	Manufacturing
<b>Parking:</b>	+/- 60
<b>Power:</b>	480v 3 Phase - +/- 6,000 amps

**AVAILABLE SPACES FOR LEASE:**

<b>SPACE 1:</b>	+/- 10,000 SF
<b>Dock Doors:</b>	Two (2) 9' x 10' – front load
<b>Man Doors:</b>	One (1)
<b>SPACE 2:</b>	+/- 12,000 SF
<b>Dock Doors:</b>	One (1) 9' x 10' – front load
<b>Man Doors:</b>	One (1)
<b>SPACE 3:</b>	+/- 14,000 SF
<b>Dock Doors:</b>	One (1) 9' x 10' – front load
<b>Man Doors:</b>	One (1)
<b>SPACE 4:</b>	+/- 24,600 SF
<b>Dock Doors:</b>	One (1) 9' x 10' – front load (Docks can be added as required)
<b>Man Doors:</b>	One (1)





**FOR MORE INFORMATION**  
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