

**1075 WILLOW INDUSTRIAL COURT** | 1075 Willow Industrial Court, Cookeville, TN 38501



## PROPERTY DESCRIPTION

Invest in a prime industrial asset at 1075 Willow Industrial Court, Cookeville, TN. This 20,000 SF building, built in 2001, is tailored for distribution and light manufacturing. It features durable construction, spacious clear-height areas, a generous truck court, and wide drive aisles for easy circulation. The property offers modern electrical and utility infrastructure, ample parking, and a secure perimeter. With a competitive placement within Cookeville's industrial corridor, this turnkey-ready environment presents an opportunity for long-term industrial investment with stable fundamentals.

## PROPERTY HIGHLIGHTS

- Tailored for distribution and light manufacturing
- Durable construction for heavy-duty operations
- Generous truck court for loading/unloading
- Spacious for flexible production
- 3-Phase Power
- Sprinklers & Air lines Installed

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	20,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	317	1,094
Total Population	238	820	2,696
Average HH Income	\$96,584	\$93,848	\$82,148

## CRAIG HUGHES

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UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES | 931.284.9098 | 263 S WILLOW AVE, COOKEVILLE, TN 38501

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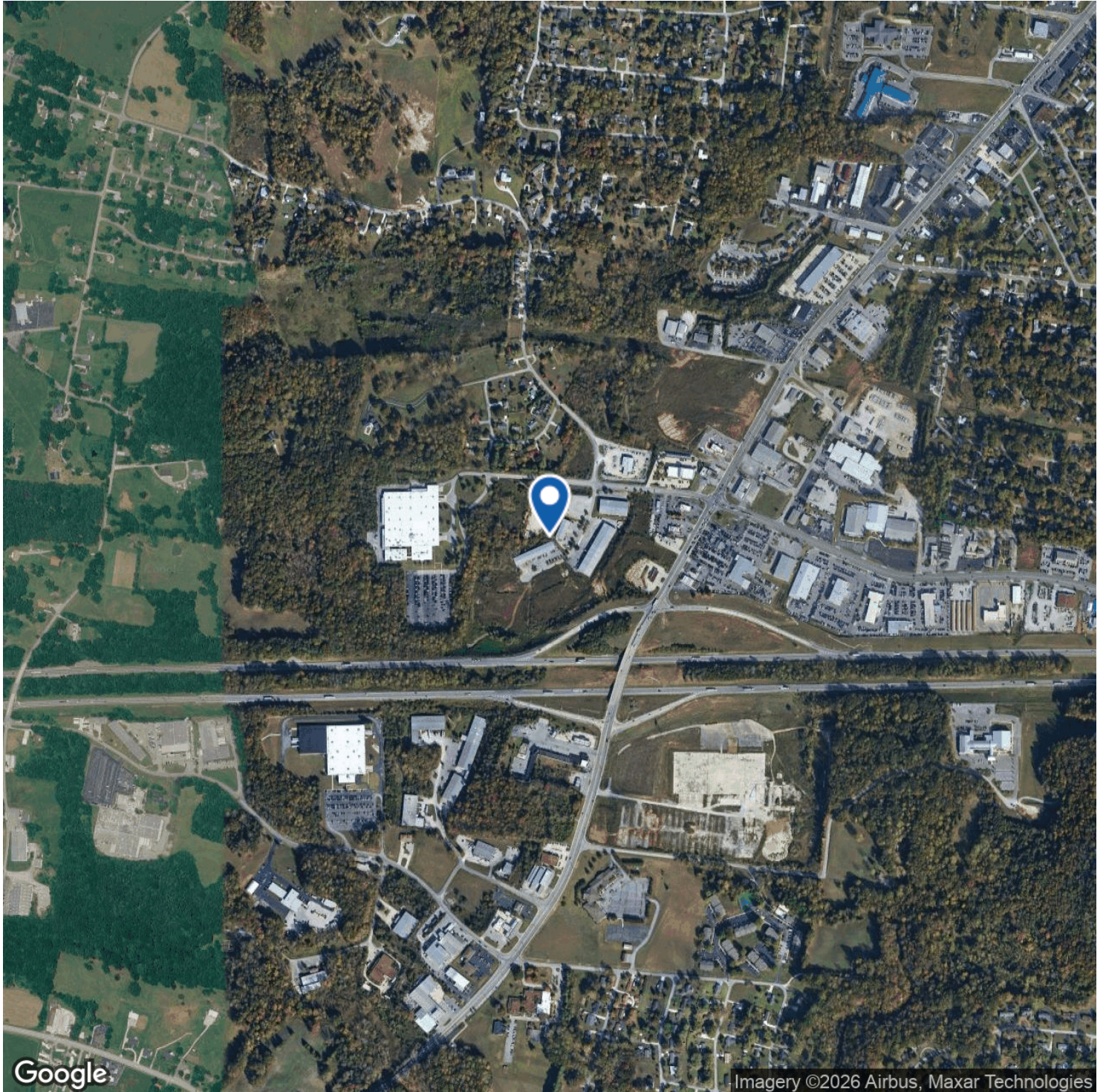
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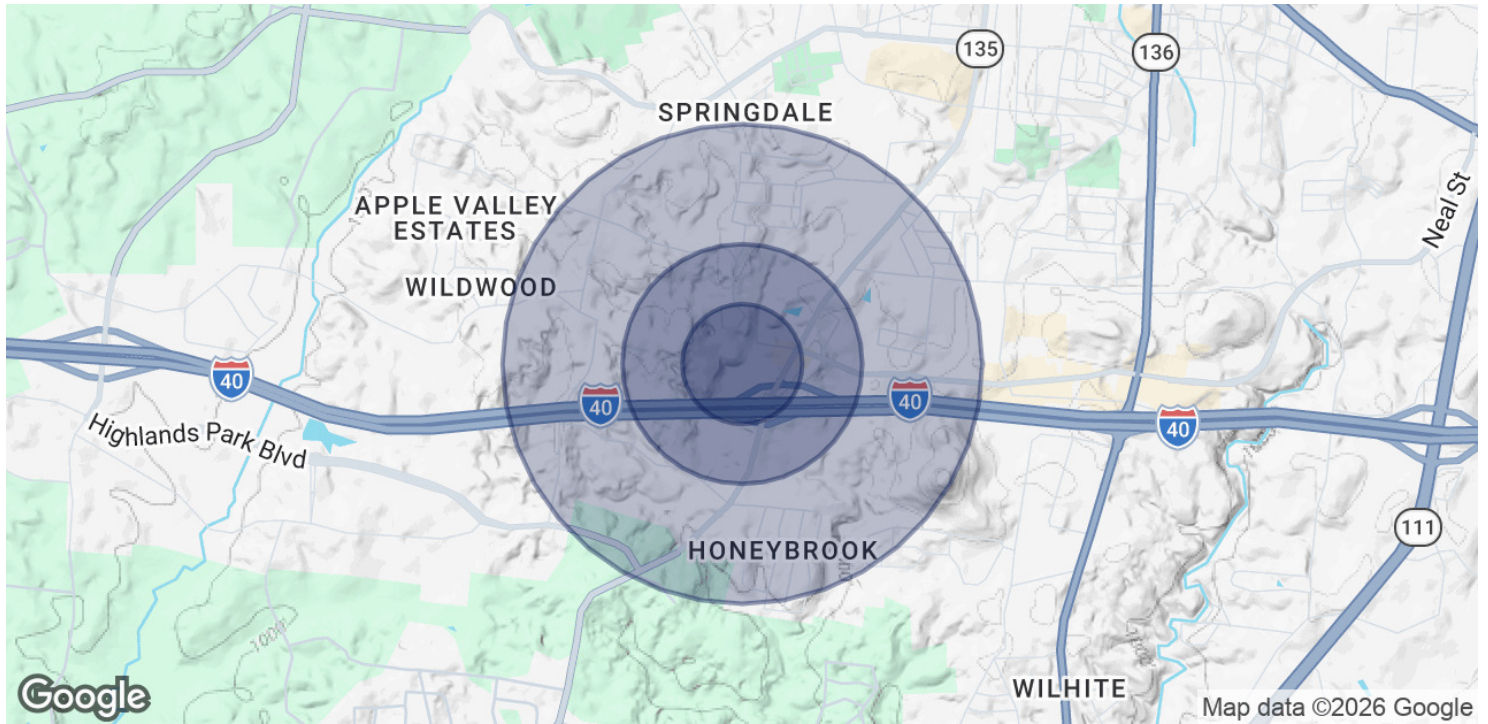
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	238	820	2,696
Average Age	33.2	34.2	35.1
Average Age (Male)	32.4	33.3	34.0
Average Age (Female)	34.0	35.1	36.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	91	317	1,094
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$96,584	\$93,848	\$82,148
Average House Value	\$259,180	\$260,380	\$251,126

2023 American Community Survey (ACS)

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