



5141 ROANE STATE HWY

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ROCKWOOD, TN 37854

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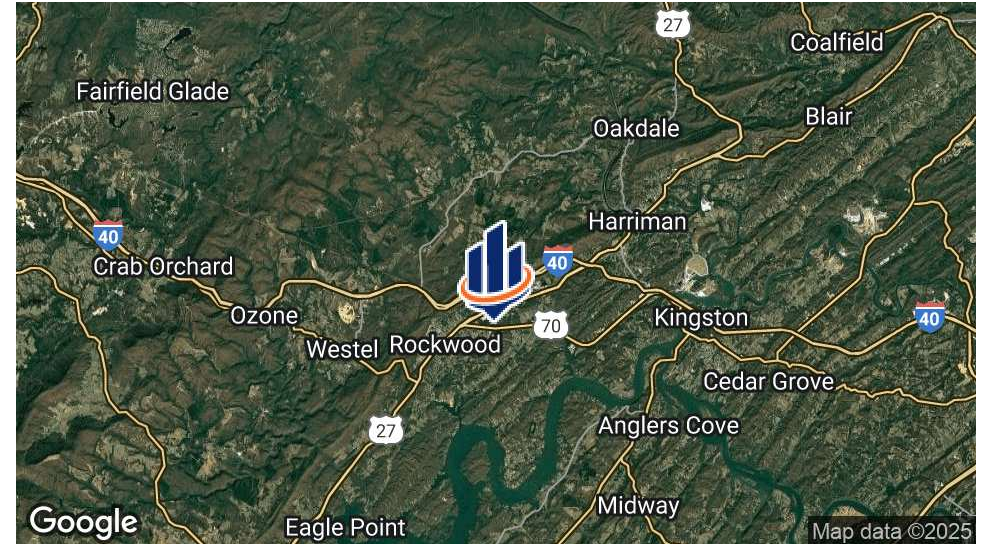




PROPERTY INFORMATION

5141 Roane State Hwy
Rockwood, TN 37854

Property Summary



OFFERING SUMMARY

Sale Price:	\$725,000
Available SF:	9,125 SF
Lot Size:	0.58-1.17 Acre
Price / SF:	\$79.45
Year Built:	2011

PROPERTY OVERVIEW

This 9,125 SF building offers an exceptional opportunity for industrial use. It includes 2,500 SF of climate-controlled office space, complete with a kitchen, one full bathroom with shower facilities, as well as a half bathroom. The warehouse features 23–26 ft ceiling heights and is equipped with four drive-in doors ranging from 12 ft to 16 ft. Situated on a 0.58-acre lot, the property provides ample yard space for laydown or outdoor storage needs.

Complete Highlights



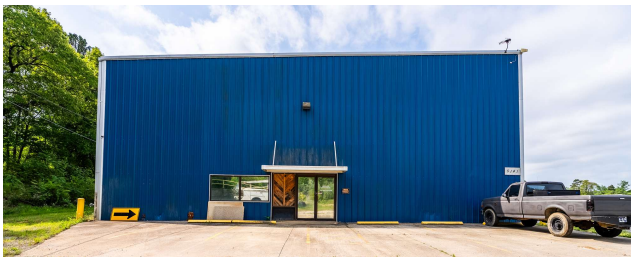
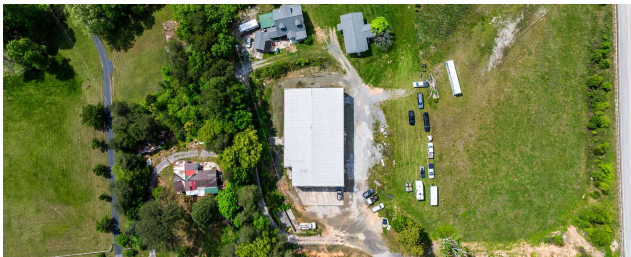
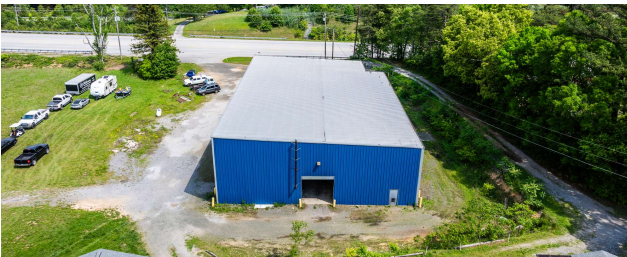
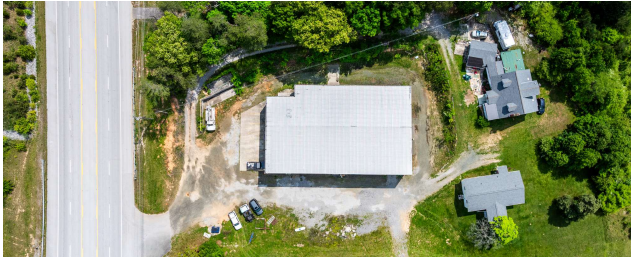
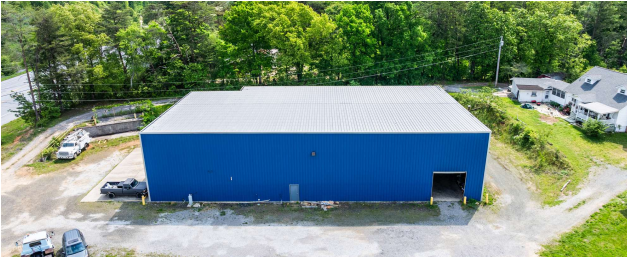
BUILDING INFORMATION

Minimum Ceiling Height	23 ft
Office Space	2,500 SF
Number of Floors	1
Year Built	2011

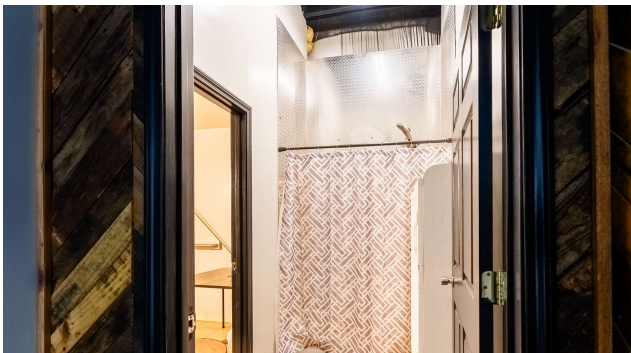
PROPERTY HIGHLIGHTS

- 9125 SF
- 4 Drive-in Doors
- 2500 SF Climate Controlled Office
- 1 Full Bathroom (Shower), 1 Half Bathroom
- Kitchen
- 3 Offices
- Open Main Lobby Area

Exterior Photos



Office Photos



Warehouse Photos



LOCATION INFORMATION

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Location Map



Location Details



LOCATION DESCRIPTION

This warehouse is ideally situated on Roane State Highway, a high-traffic corridor running through Rockwood. It neighbors the Rockwood Golf and Country Club and is just down the road from Roane State Community College. With convenient access to nearby I-40, the location is well-suited for industrial operations. National companies like Teijin, DWK Life Sciences, ThermoFisher, NetShape, and more have found success in this area for their industrial purposes. The area is surrounded by major developments, including Walmart, Weigel's, and numerous warehouse and manufacturing facilities.

Adjacent to a single-family residence, there is opportunity for a combined sale with the 1120 SF neighboring home - ideal for buyers seeking on-site living accommodations, expanded development potential (0.59 acre), or a range of other investment uses. Discuss with brokers for more details.

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Demographics Map & Report

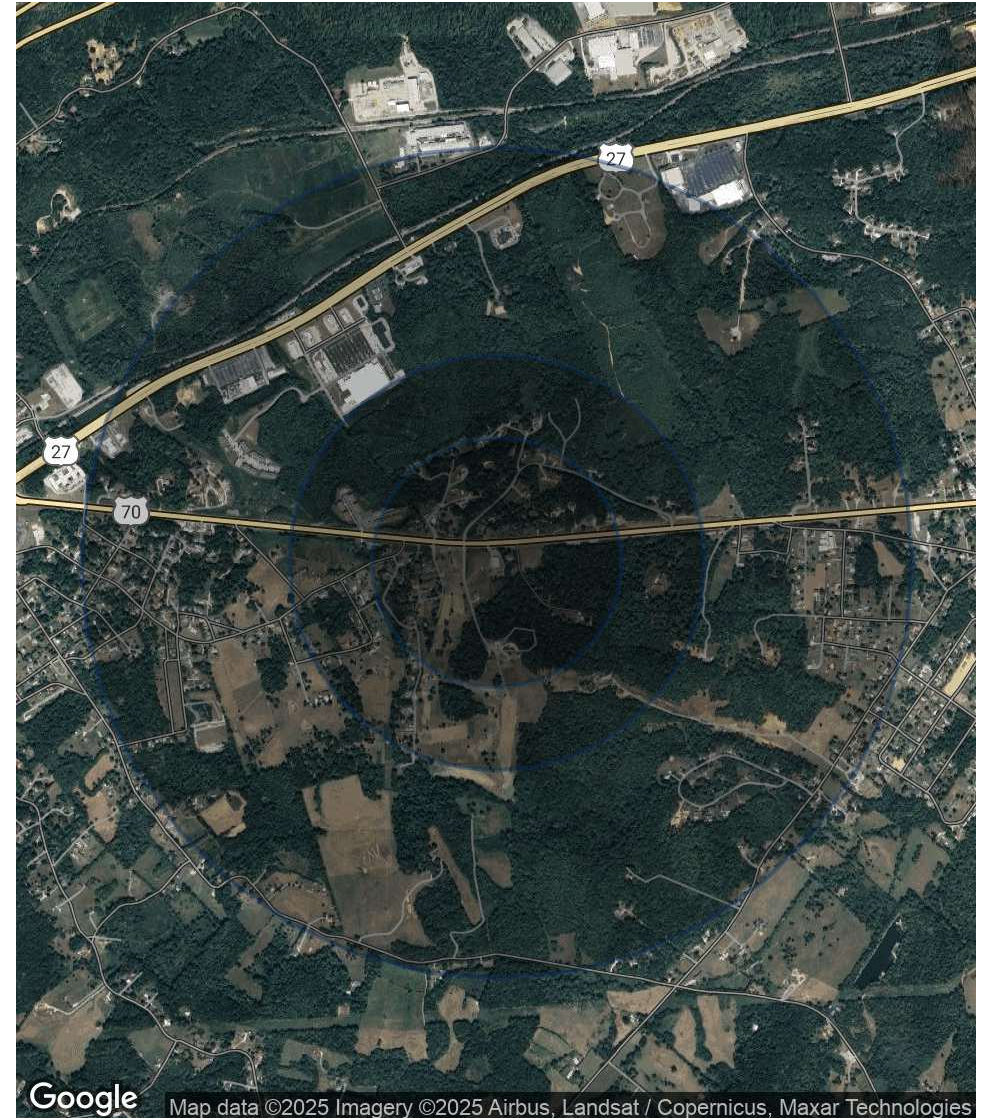
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	116	368	1,259
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	155	533
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$90,072	\$89,054	\$91,783
Average House Value	\$246,905	\$245,024	\$251,260

Demographics data derived from AlphaMap



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