

# 241 Hub Circle

Cookeville, Tennessee 38506

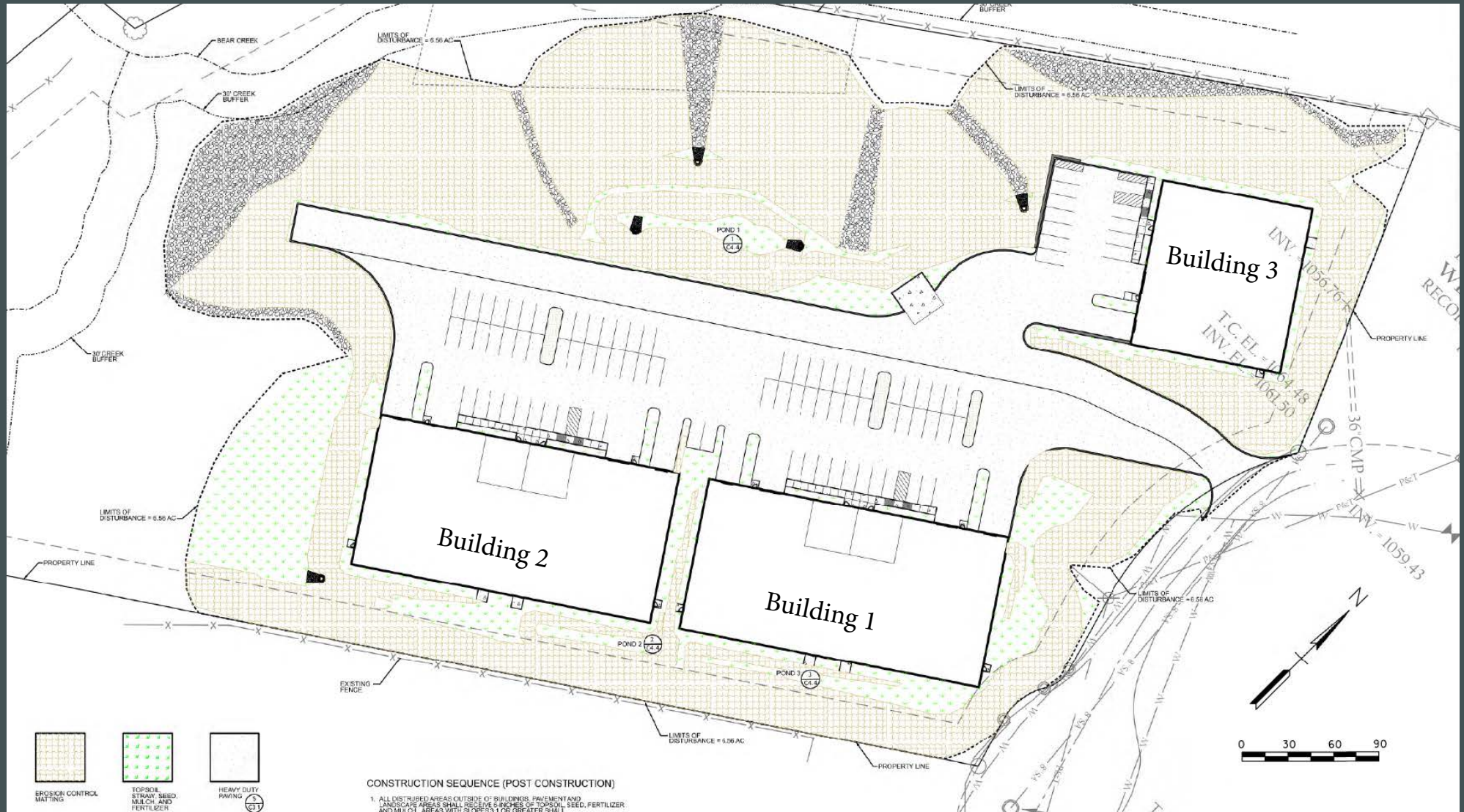
## Contact Us

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5,500 - 51,000 SF Available for Lease Across Three Buildings



# Site Plan



# Building Specifications

## 241 Hub Circle Building 1

Delivery Date	June 1, 2026
Total Building SF	20,000 SF
Minimum Demise	10,000 SF
Spec Office	900 SF (Expandable)
Clear Height	24'-28'
Dock-High Doors	2 (9' Wide X 9' High) with levelers
Drive-In Doors	2 (14' Wide X 14' High) (Automatic)
Electrical	800-amp, 3 Phase Power
Construction Type	Pre-Engineered Metal & High R Value IMP Walls
Building Floor Slab	6" Reinforced Concrete, 4,000 PSI
Warehouse Lighting	Full-warehouse LED
Warehouse Heating	2 Gas-fired Unit Heaters

## 241 Hub Circle Building 2

Delivery Date	September 1, 2026
Total Building SF	20,000 SF
Minimum Demise	10,000 SF
Spec Office	900 SF (Expandable)
Clear Height	24'-28'
Dock-High Doors	2 (9' Wide X 9' High) with levelers
Drive-In Doors	2 (14' Wide X 14' High) (Automatic)
Electrical	800-amp, 3 Phase Power
Construction Type	Pre-Engineered Metal & High R Value IMP Walls
Building Floor Slab	6" Reinforced Concrete, 4,000 PSI
Warehouse Lighting	Full-warehouse LED
Warehouse Heating	2 Gas-fired Unit Heaters

## 241 Hub Circle Building 3

Delivery Date	January 1, 2027
Total Building SF	11,000 SF
Minimum Demise	5,500 SF
Spec Office	900 SF (Expandable)
Clear Height	24'-28'
Dock-High Doors	1 (9' Wide X 9' High) with levelers
Drive-In Doors	2 (14' Wide X 14' High) (Automatic)
Electrical	800-amp, 3 Phase Power
Construction Type	Pre-Engineered Metal & High R Value IMP Walls
Building Floor Slab	6" Reinforced Concrete, 4,000 PSI
Warehouse Lighting	Full-warehouse LED
Warehouse Heating	1 Gas-fired Unit Heater

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For Lease



CBRE

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# Putnam County

### Education:

- + Tennessee Technological University (TTU)
- + Cookeville Higher Education Campus
- + Vol State Community College
- + Tennessee College of Applied Technologies (TCAT)

### Location (Within a Day's Drive of):

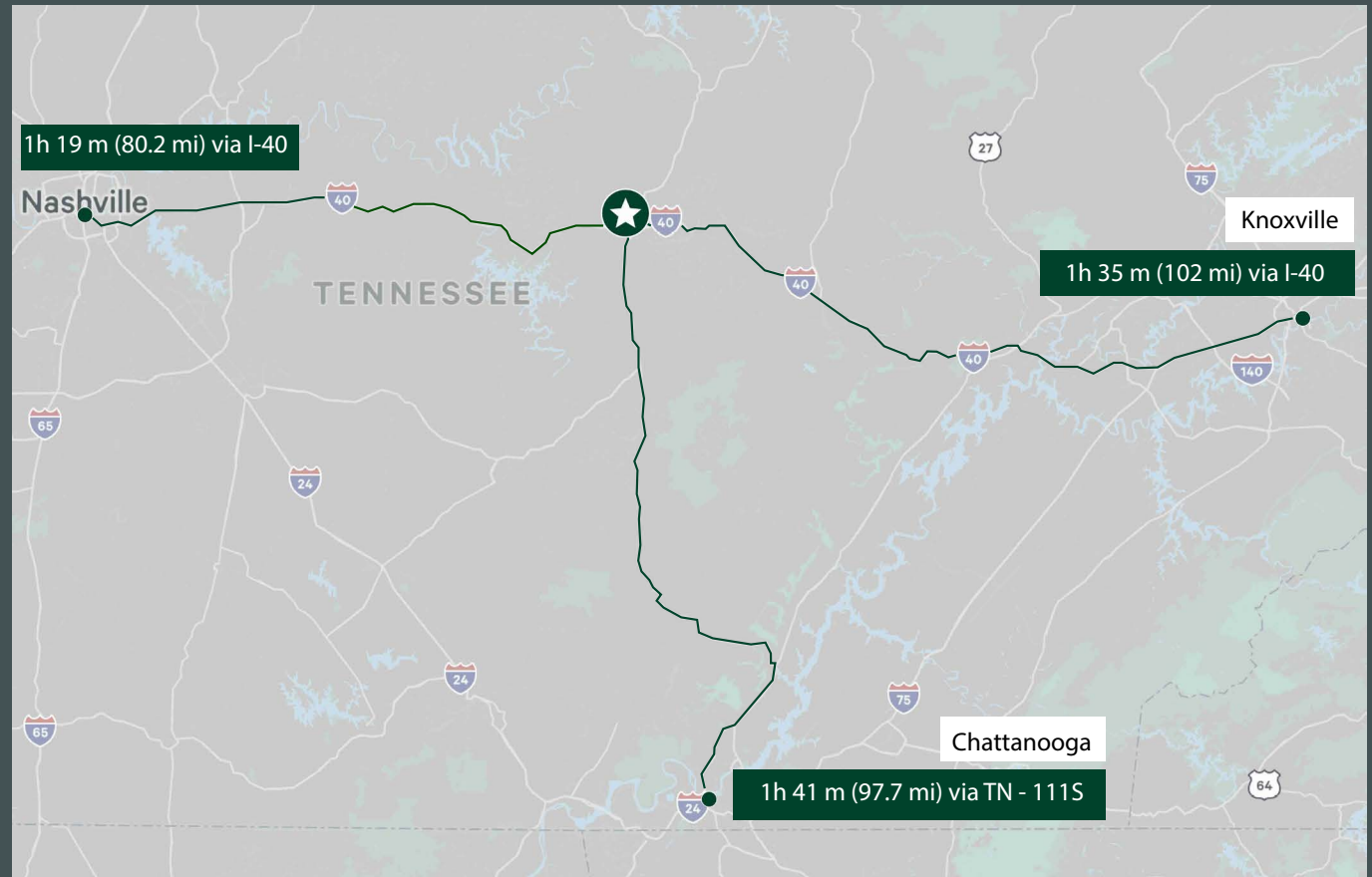
- + St. Louis, MO
- + Savannah, GA
- + Atlanta, GA
- + Indianapolis, IN
- + Detroit, MI
- + Charlotte, NC
- + Chicago, IL
- + Columbus, OH

### Transportation:

- + Direct Access to Interstate 40 via Highway 111
- + 1 Hour to Nashville International Regional Airport (BNA)
- + 15 Minutes to Upper Cumberland Regional Airport (SRB)
- + 10 Minutes to R.J Corman Cookeville Terminal

### Workforce:

- + **Proven Industrial Hub:** Home to a robust manufacturing base of 100+ industrial companies
- + **Industry-Aligned Education:** Tailored workforce programs designed to bridge the education-to-employment gap
- + **Early Talent Pipeline:** Extensive career exploration partnerships with all K-12 schools to develop local talent
- + **Collaborative Leadership:** Intensive networking, leadership development, and cross-industry events to foster business innovation



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