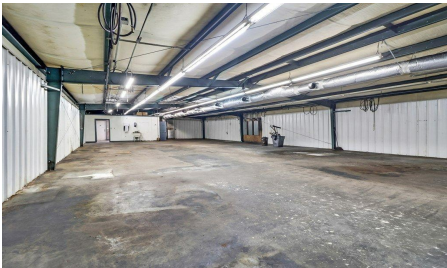


FORTRESS HOLDINGS
High-Powered Industrial / Flex Building For Lease

135 Industrial Blvd

Crossville, TN 38555 • Cumberland County • ±5,350 SF • 1.22 Acres

\$12.00 RENT / SF NNN	3-Phase POWER ON-SITE	±5,350 BUILDING SF	1.22 AC SITE AREA
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PROPERTY OVERVIEW

ADDRESS	135 Industrial Blvd, Crossville, TN 38555
LOCATION	Established Industrial Blvd corridor in Crossville; quick access to US-70 / TN-101 and 1.1 miles to I-40 (Exit 320 - Buc-ee's Exit). Surrounded by light-industrial, contractor, and service-trade users.
SITE	±1.22 acres. Light-industrial corridor. Level lot with on-site parking and yard area.
POWER	Three-phase power already on-site — ready for machine shop, fabrication, or equipment-intensive operations. Formerly run as a machine shop.
BUILDING	Single freestanding, insulated metal-frame building, ±5,350 SF total; ±4,000 SF fully heated and cooled with HVAC. Built 1996.
CONFIGURATION	Open clear-span workspace plus a taller, high-ceiling rear bay (±1,500 SF); office area, foyer entry, and two (2) restrooms. Two air-compressor runs and exhaust fans at both ends.
RECENT UPGRADES	New furnace and central air/heat, new ductwork, and updated lighting within the last ~3-4 years; professionally deep-cleaned. Move-in ready.
ACCESS	Two (2) overhead drive-in doors — one 9-ft and one 12-ft — plus level, flat land behind the building for yard, storage, or expansion.

AREA	APPROX. SF	CONDITIONING	ACCESS	NOTES
Main Workspace	±4,000	HVAC heated/cooled	Drive-in	Open clear-span; concrete floor; updated LED lighting; office area
High-Ceiling Rear Bay	±1,350	Insulated / ambient	Overhead doors	Taller clearance; exhaust fans both ends; (2) air-compressor runs
Support	Included	Heated/cooled	Interior	Office, foyer entry + (2) restrooms
Total Building	±5,350	±4,000 SF HVAC	(2) overhead doors	9-ft & 12-ft

Note: Total building ±5,350 SF per listing, of which ±4,000 SF is fully heated and cooled. Square footage and conditioned area to be confirmed by tenant during due diligence.

SPACE LEASE TERMS	SF	RATE (NNN)	ANNUAL BASE RENT	NOTES
Entire Building	±5,350	\$12.00 / SF	\$64,200	Single-tenant; move-in ready
Total	±5,350	\$12.00 / SF	\$64,200	NNN

Asking Rent: \$12.00 / SF NNN ≈ \$64,200 / Year

Triple-net structure — tenant responsible for taxes, insurance, and CAM (est. \$1.50-\$2.50 / SF). Asking rent reflects a predominantly conditioned, move-in-ready building below new-construction pricing in the submarket.

WHY THIS PROPERTY

ATTRIBUTE	DETAIL
High-Powered	Three-phase power on-site — supports machine shops, fabrication, welding, and equipment-heavy operations without costly utility upgrades.
Move-In Ready	±4,000 SF heated/cooled with a recently updated HVAC, ductwork, and lighting package; professionally deep-cleaned. Minimal tenant fit-up.
Flexible Layout	Open clear-span workspace plus a taller high-ceiling rear bay (two overhead doors) suits automotive, industrial, mechanical, distribution, or contractor use.
Room to Grow	Level, flat land behind the building offers yard, outdoor storage, or future expansion potential.
Growth Market	Cumberland County population growing an estimated 5-6% per year; ~1 mile to interstate access. Crossville benefiting from regional industrial investment.

MARKET CONTEXT & COMPARABLES

Lease Comparables — Small TN Flex/Warehouse

COMP	SF	RATE NNN
New-build flex, Crossville 38571	±5,000	\$20.40 / SF
Cookeville new small bay	±1,500	\$24.00 / SF
Nashville metro warehouse	±4,836	\$25.00 / SF
Harriman / West Knoxville	±5,000	\$20.00 / SF

Submarket Context — Crossville / Cumberland Co.

METRIC	FIGURE
Population growth (county)	~5-6% / yr
Drive to Hwy 127 / interstate	~1 mile
Nearby industrial (21 Duer Ct)	±6,624 SF
NNN expense load (TN)	\$1.50 - \$2.50 / SF

At \$12/SF NNN, the building is positioned well below comparable new-construction and metro flex rates — a value entry point for a powered, conditioned, move-in-ready space.

DISCLAIMER

This leasing flyer is confidential and intended solely for the recipient's evaluation of the subject property for lease. Information herein is from sources believed reliable but is not guaranteed; Fortress Industrial Holdings makes no representation or warranty as to its accuracy or completeness. Square footage, dimensions, rents, expenses, and building features are estimates and must be independently verified by the prospective tenant. This is not a binding offer to lease. Recipients should conduct their own due diligence and consult their own advisors.