



FOR LEASE | **202,065 SF**
540 E BROADWAY ST | **NEWPORT, TN**

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM

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PROPERTY HIGHLIGHTS



**SHARED RAILWAY
WITH THE 400 HWY 73,
400,000-SF WAREHOUSE
LOCATION**



**CONVENIENT ACCESS
TO I-40 & I-81**



**FOOD GRADE
MANUFACTURING
FACILITY**



**WATER TREATMENT
INFRASTRUCTURE**



**NINE RAILCAR
POSITIONS
ON SITE**



**SEPARATE
ADMINISTRATIVE
OFFICES**



**SITE SECURED BY
FENCE WITH
ACCESS GATES**



PROPERTY DETAILS

540 E BROADWAY ST | NEWPORT, TN

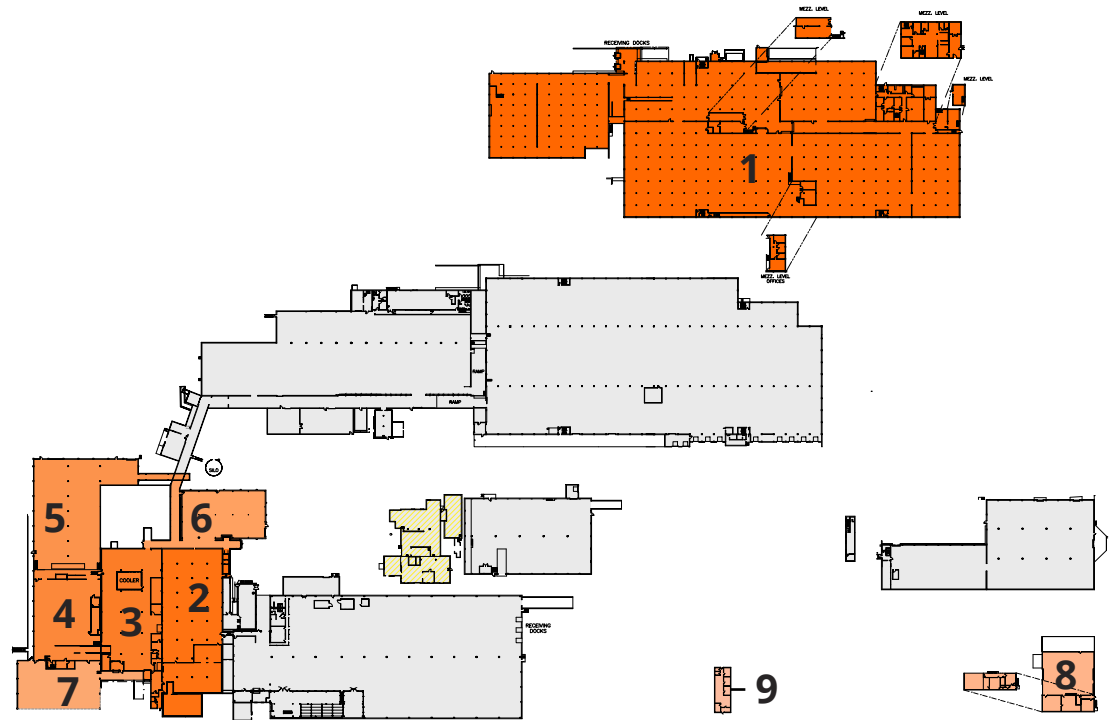
AVAILABLE SPACE	202,065 SF
MAXIMUM CONTIGUOUS	116,643 SF
OFFICE SPACE	+/- 12,600 SF
DOCK DOORS	2
DRIVE-IN DOORS	8
MAX CLEAR HEIGHT	31' 2"
WALLS	Metal & Masonry
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1940 - 1997
FIRE SUPPRESSION	Wet
LIGHTING	T5
POWER	19.030 MVA
RAIL SIDING	4
PARKING	100+ Surface Spots
LAND AREA	20.78 Acres
ZONING	M-2 Heavy Industrial & C-2: General Business
PARCEL ID	047N D 01500P 000 0147N-012.00 047N-013.00 047N-014.00 047N-015.00 047N-016.00 047N-019.00 047ND-019.02 056C E 002.00
SPACE FEATURES	Freezer/Cooler Space Water Treatment Facility Administrative Offices Multiple Rail Car Positions Direct Rail Connection to Transloading Facility Heavy Power



FLOOR PLAN

540 E BROADWAY ST | NEWPORT, TN

NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	BUILDING 11 - LL	10' 0" - 16' 0"	116,643 SF
2	BUILDING 3	25' 7"	18,066 SF
3	BUILDING 4	21' 4"	13,913 SF
4	BUILDING 15	14' 0"	11,468 SF
5	BUILDING 9	21' 6"	15,770 SF
6	BUILDING 59	29' 6"	10,123 SF
7	OUTSIDE STORAGE	20' 5"	7,541 SF
8	BUILDING 16	15' 10" - 21' 6"	7,210 SF
9	BUILDING 1 - A	DROP CEILING	1,331 SF
TOTAL			202,065 SF



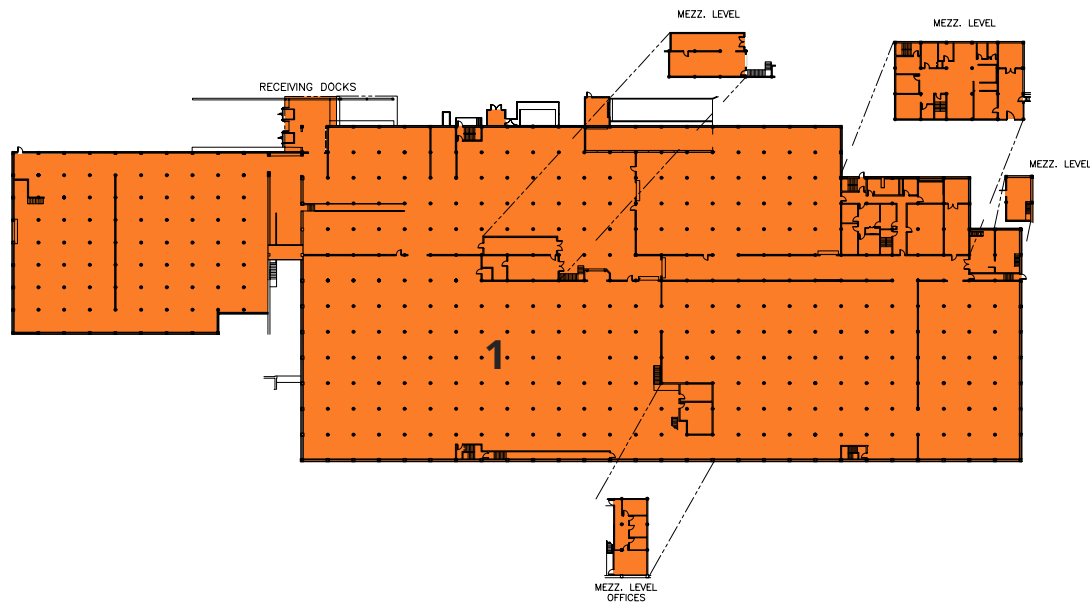
[VIEW A VIDEO OF THIS PROPERTY](#)



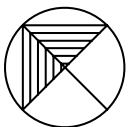
FLOOR PLAN

540 E BROADWAY ST | NEWPORT, TN

ZONE 1



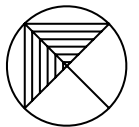
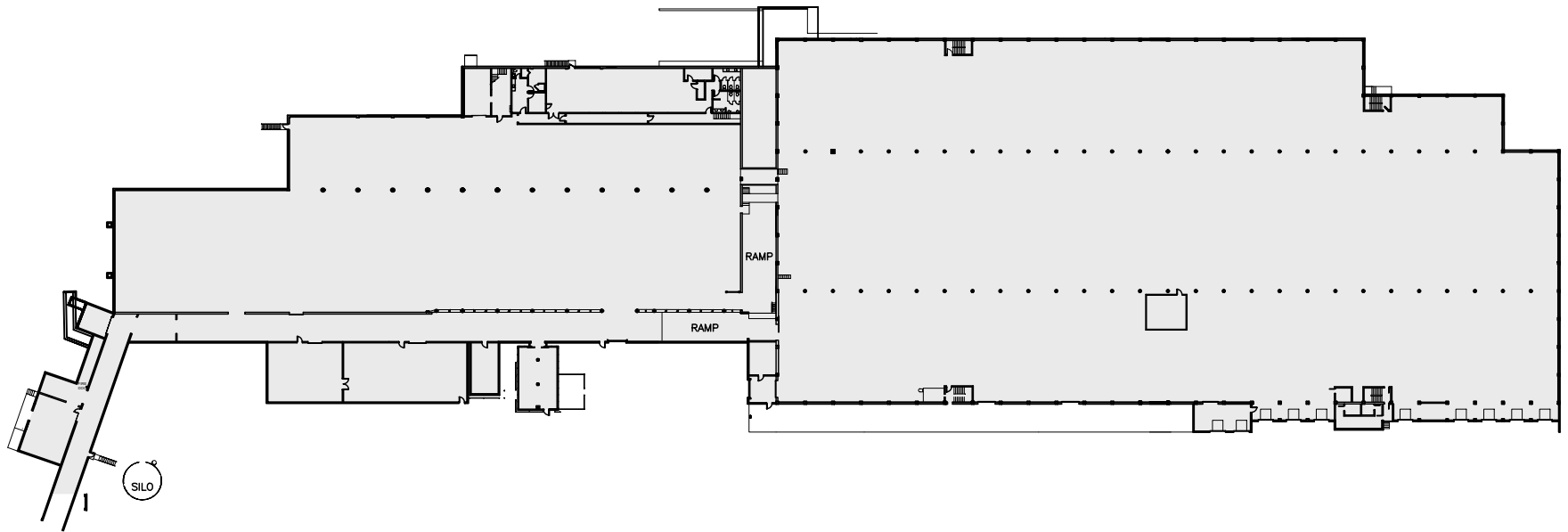
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	OVERHEAD DOORS	DOCK DOORS	SQUARE FEET
1	BUILDING 11 LOWER LEVEL	10' 0" - 16' 0"	1	2	116,643 SF
TOTAL					116,643 SF



FLOOR PLAN

540 E BROADWAY ST | NEWPORT, TN

ZONE 2



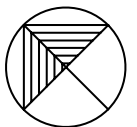
FLOOR PLAN

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ZONE 3



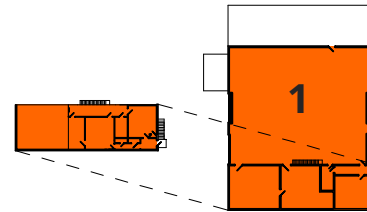
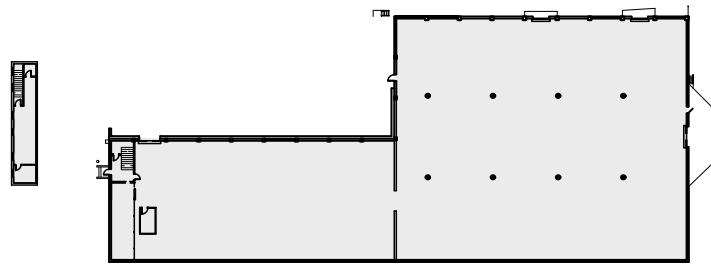
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	LOADING DOCKS	OVERHEAD DOORS	SQUARE FEET
1	BUILDING 3	25' 7"	0	0	18,066 SF
2	BUILDING 4	21' 4"	0	0	13,913 SF
3	BUILDING 9	21' 6"	0	1	15,770 SF
4	BUILDING 15	14' 0"	0	1	11,468 SF
5	BUILDING 59	29' 6"	0	1	10,123 SF
6	OUTDOOR STORAGE	20' 5"	N/A	N/A	7,541 SF
7	BUILDING 1 - A	DROP CEILING	0	0	1,331 SF
TOTAL					78,212 SF



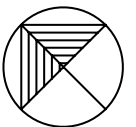
FLOOR PLAN

540 E BROADWAY ST | NEWPORT, TN

ZONE 4



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	LOADING DOCKS	OVERHEAD DOORS	SQUARE FEET
1	BUILDING 16	15' 10" - 21' 6"	0	4	7,210 SF
TOTAL					7,210 SF



LOCATION MAP

540 E BROADWAY ST | NEWPORT, TN

I-40	2.5 MILES
I-81	15 MILES
KNOXVILLE	50 MILES
CHARLOTTE	186 MILES
NASHVILLE	227 MILES

