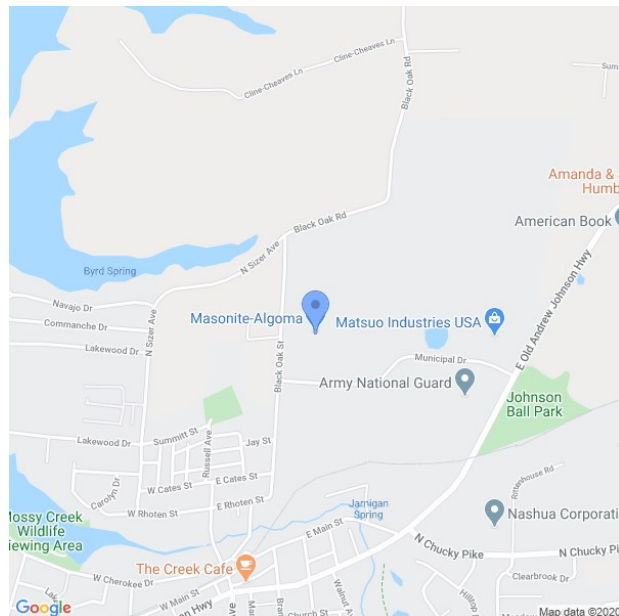




COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$3,590,000**  
SALE TYPE **NET LEASE INVESTMENT**  
ZONING **M-1 (LIGHT MANUFACTURING)**  
BLDG TYPE **SINGLE TENANT**  
YEAR BUILT **1991**

YEAR RENOVATED **1994**  
GROSS BLDG **148,512 SQFT**  
LAND AREA **20.15 ACRES**  
DOCK HIGH DOORS **7**  
DRIVE IN DOORS **2**  
MARKET **JEFFERSON CITY**

Industrial income producing property located in Jefferson City, TN. The property consists of approximately 20.15 acres of land zoned M-1 (Light Manufacturing) and improved with approximately 148,512 square feet of buildings. The property is leased to Masonite Corporation (NYSE: DOOR). Masonite utilizes the property to manufacture architectural doors.

The subject property is located in the Jefferson City Industrial Park in Jefferson City, TN. Jefferson City is approximately 30 miles east of Knoxville, TN...



**James Roberson**

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