



7500 Highway 11 W · Rogersville, TN 37857



For more information:

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Spec Sheet

Address: 7500 Highway 11 W
Rogersville, TN 37857

Size: 253,995 square feet of improvements

Main Bldg: 244,745 sf (580' x 330' with offsets)
Office: 32,350 sf
Production: 212,395 sf

out building 1: 9,250 sf (warehouse)
out building 2: 1,624 sf (wastewater treatment)
out building 3: 180 sf (main sprinkler bldg.)
out building 4: 180 sf (backup sprinkler bldg.)

Lot Size: 67.3 acres
Tax Parcels: 113 004.00 & 113H A 006.00

Parking: 380 paved and marked spaces

Date of Construction: 1972

Construction:
Walls: Masonry & Metal
Floors: 6' - 8" reinforced concrete
Columns: Steel H beams
Roof: White TPO (installed 2009-13)

Ceiling Height: Production Area
137,545 sf 14' 10"
47,360 sf 20'
27,495 sf 40' 7"

Loading: 13 dock doors

- (8) 8'6" x 10' w/ pit levelers, locks & lights
- (1) 12' x 12' w/ pit leveler, lock & lights
- (3) 12' x 17' 9"
- (1) 8' x 7'6"

8 drive-in doors

- (3) 10' x 10'
- (4) 22' x 14'
- (1) 12' x 16'

Sprinkler: Wet system throughout

- Water tank and diesel fire pump
- Fire loop around building. 75% replaced in +/- last 7 years.

Lighting: T-8 high efficiency fluorescent

HVAC conditioning:
The majority of the building is cooled.

- Cooling towers rebuilt in 2019.
- 1,200 ton chiller replaced in 2019.
- All central air replaced in 2018 - 2019.

Power: 480 V, 3 phase
(3) 3,000 KVA transformers
(1) 2,500 KVA transformer pad

Last Use: Automotive parts manufacturing.

Zoning: M-1 (Industrial)

Location: Rogersville, TN
Hawkins County
Johnson City - Kingsport - Bristol CSA

Taxes: 2021 tax year
\$60,724 (parcel 113 004.00)
\$ 604 (parcel 113H A 006.00)
\$61,328 (\$0.2415/sf)

Miscellaneous:

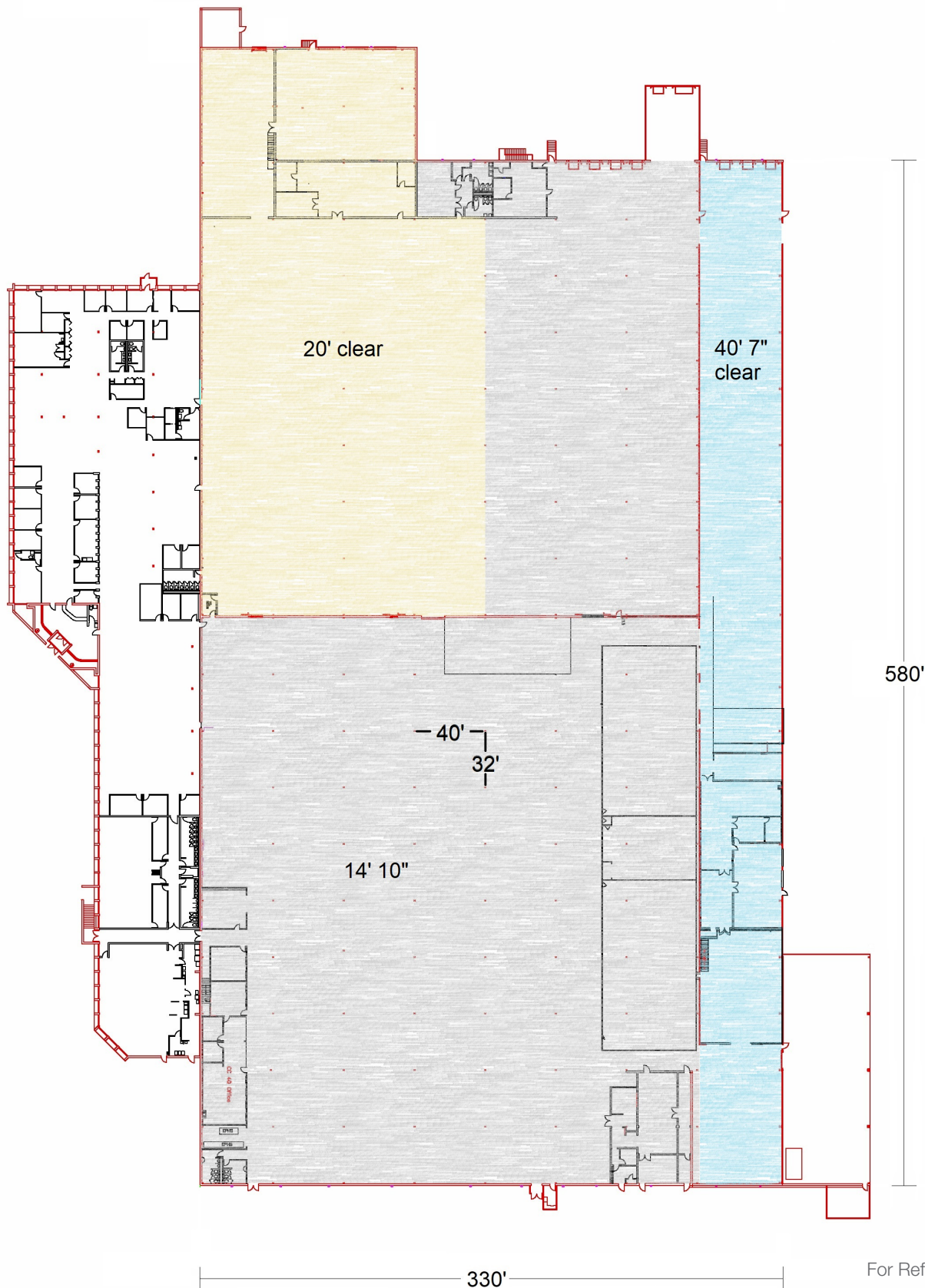
- Guard shack
- Fenced and lighted lot
- Onsite pretreatment system for wastewater used in production.
- Bus duct

Aerial



7500 Highway 11 W

Floor Plan



For Reference Only.

Location Map

A map of the United States with Knoxville, TN, marked with a yellow dot. Concentric blue circles represent distances from Knoxville: 250 miles, 500 miles, 1000 miles, 1500 miles, and 2000 miles. Major interstate highways are shown as red lines with their respective shields (e.g., I-40, I-75, I-81, I-95, I-65, I-59, I-26, I-75, I-81, I-95). Major cities are labeled with black dots, including Seattle, Portland, Los Angeles, Phoenix, Salt Lake City, Denver, Santa Fe, Houston, Dallas, Oklahoma City, Kansas City, St. Louis, Chicago, Detroit, Toronto, Minneapolis, Cincinnati, Nashville, Memphis, Birmingham, New Orleans, Tampa, Miami, Charleston, Raleigh, Washington D.C., New York, Boston, and Charlotte. The Great Lakes are shown in light blue.

I-81:	18 miles
I-26:	30 miles
I-40:	34 miles
I-75:	62 miles

Charlotte, NC:	200 miles
Nashville, TN:	240 miles
Louisville, KY:	248 miles
Atlanta, GA:	291 miles

Inland Port Greer, SC:	150 miles
Port of Charleston, SC:	350 miles
Port of Savannah, GA:	394 miles

7500 Highway 11 W

Automotive Mfg



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Exterior Photos



7500 Highway 11 W
Interior Photos

