

FOR LEASE

Industrial Space: $\pm 32,000$ SF Available
Industrial Warehouse Available in a Popular
Retail Corridor in Sparta, TN

223 W. Bockman Way, Sparta, TN 38583



HIGHLIGHTS

- $\pm 32,000$ SF for lease
- $\pm 64,840$ Total building size
- ± 2.20 Acres
- Lease Rate: \$3.00/ SF Net
- Zoned Industrial
- 2 Miles to Sparta Hwy (Hwy 70S) and 15 miles to I-40



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Exclusively listed by:
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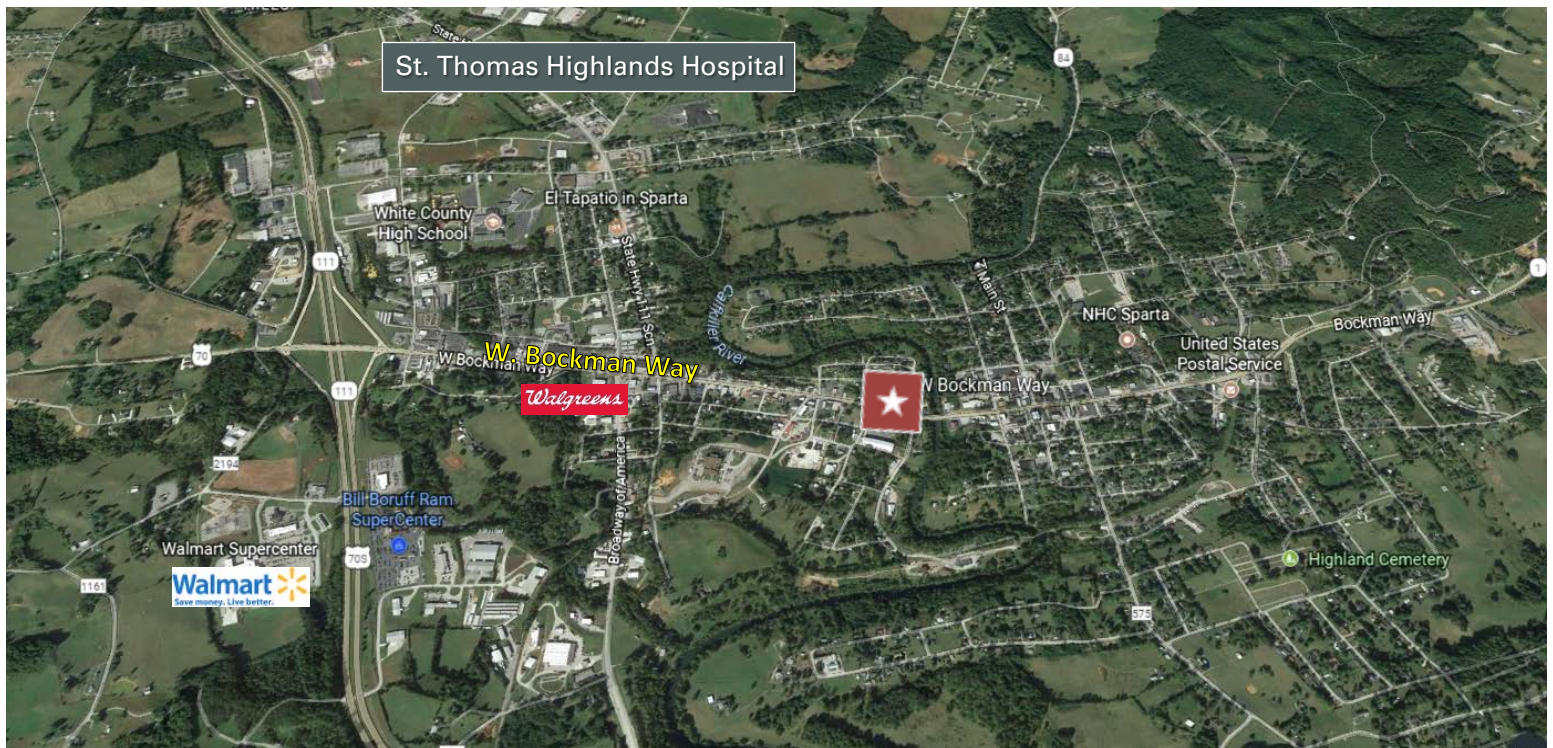
For Lease
±32,000 SF Available
Industrial Space

223 W. Bockman Way
Sparta, TN 38583
White County

**CHARLES
HAWKINS CO.**

BUILDING SPECIFICATIONS

- 64,840 SF-Total building size
- 32,000 SF available for lease
- (2) Loading dock doors
- Wet sprinkler system
- Suspended gas-fired heater
- 3-phase electric
- Electric, Water & Sewer: Sparta Electric and Public Works
- Gas: Middle TN Natural Gas Utilities District



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