



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

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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

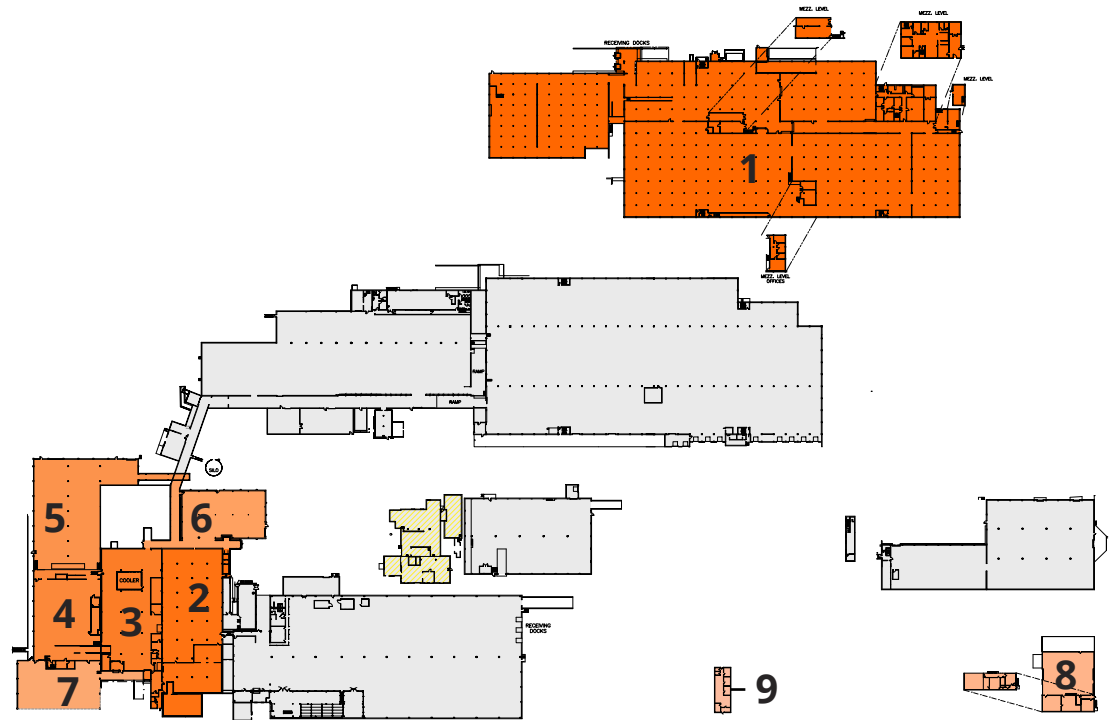
AVAILABLE SPACE	202,065 SF
MAXIMUM CONTIGUOUS	116,643 SF
OFFICE SPACE	+/- 12,600 SF
DOCK DOORS	2
DRIVE-IN DOORS	8
MAX CLEAR HEIGHT	31' 2"
WALLS	Metal & Masonry
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1940 - 1997
FIRE SUPPRESSION	Wet
LIGHTING	T5
POWER	19.030 MVA
RAIL SIDING	4
PARKING	100+ Surface Spots
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
<b>TOTAL</b>			<b>202,065 SF</b>



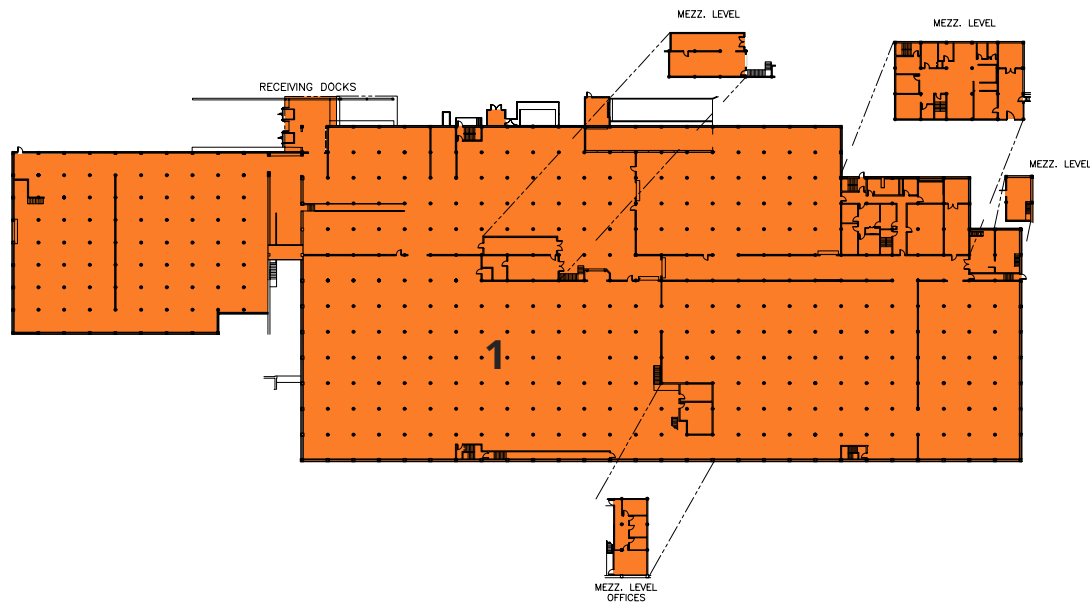
[VIEW A VIDEO OF THIS PROPERTY](#)



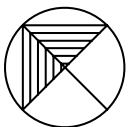
# FLOOR PLAN

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## ZONE 1



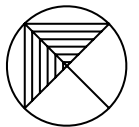
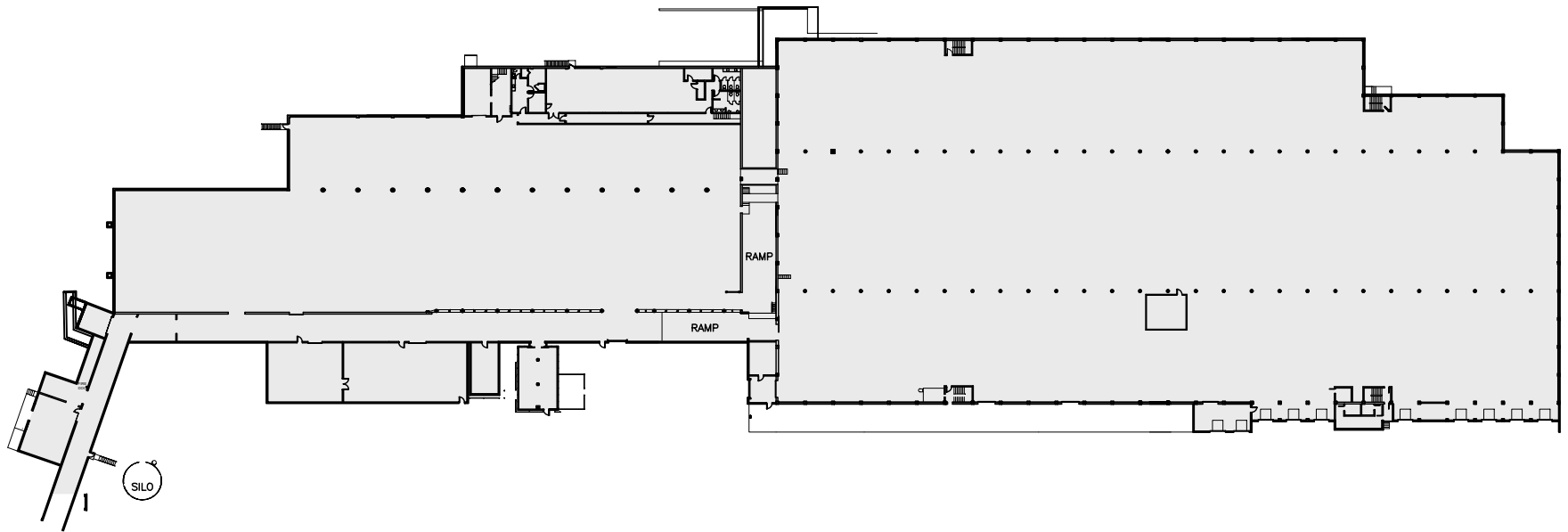
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	OVERHEAD DOORS	DOCK DOORS	SQUARE FEET
1	BUILDING 11 LOWER LEVEL	10' 0" - 16' 0"	1	2	116,643 SF
<b>TOTAL</b>					<b>116,643 SF</b>



# FLOOR PLAN

540 E BROADWAY ST | NEWPORT, TN

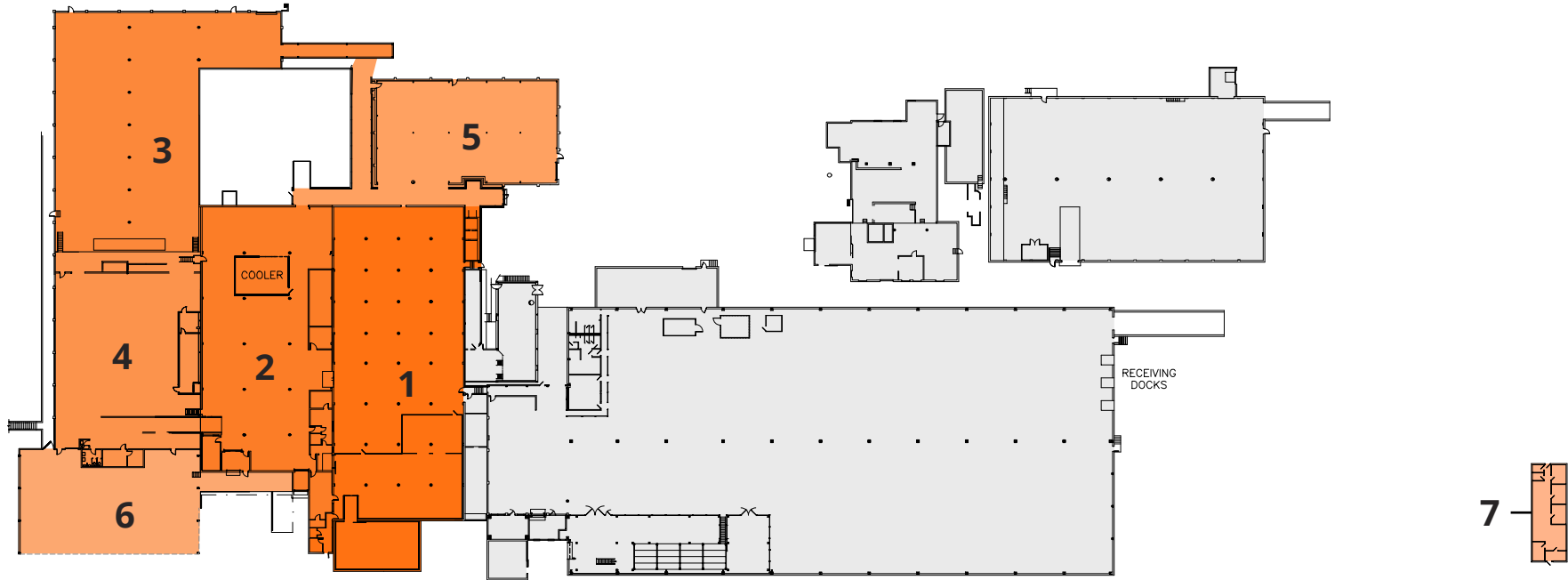
ZONE 2



# FLOOR PLAN

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## ZONE 3



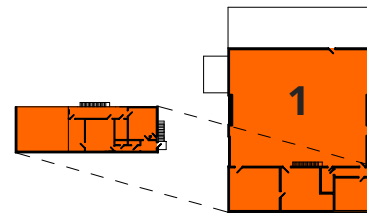
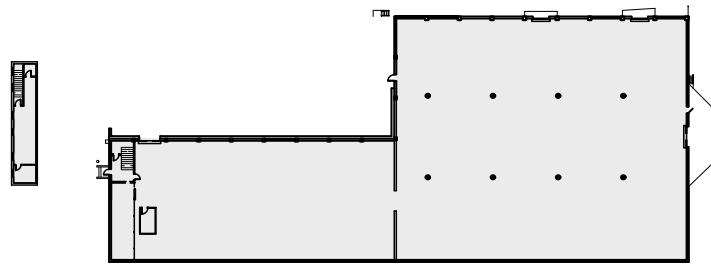
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	LOADING DOCKS	OVERHEAD DOORS	SQUARE FEET
1	BUILDING 3	25' 7"	0	0	18,066 SF
2	BUILDING 4	21' 4"	0	0	13,913 SF
3	BUILDING 9	21' 6"	0	1	15,770 SF
4	BUILDING 15	14' 0"	0	1	11,468 SF
5	BUILDING 59	29' 6"	0	1	10,123 SF
6	OUTDOOR STORAGE	20' 5"	N/A	N/A	7,541 SF
7	BUILDING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



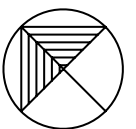
# FLOOR PLAN

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## 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
<b>TOTAL</b>					<b>7,210 SF</b>



# 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

