



GREENBRIER
real estate advisors

Warehouse for Lease or Sale (Hamblen County)

5450 Jeffrey Lane
Morristown, TN 37813

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Greenbrier Real Estate Advisors
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www.greenbrier-rea.com

Property Details

Name	Warehouse for Lease ~ Morristown TN
Address	5450 Jeffrey Lane ~ Morristown, TN 37813
Building Size	5,000 SF on 0.65 +/- Acres
Lease/ Sale Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	867	10,470	29,380
Average Household Income	\$75,729	\$67,281	\$60,029

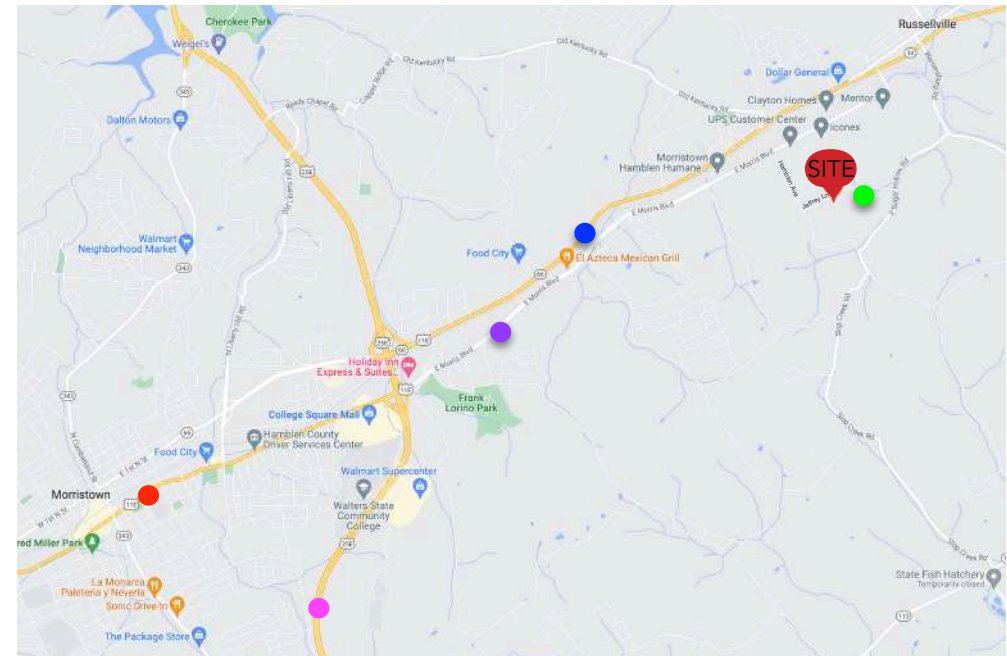
Market Overview

- Property located on *Jeffrey Lane* between Morristown & Russellville off Highway 11E
- Located in the heart of the industrial market of Morristown
- Industrial & manufacturing synergy
- 5,000 SF clearspan warehouse space available for lease
- Two dock positions with edge of dock levelers
- Ceiling Height: 14' feet at the peak and 12' at the eaves
- Growing market with the addition of world wide manufacturers and national retailers

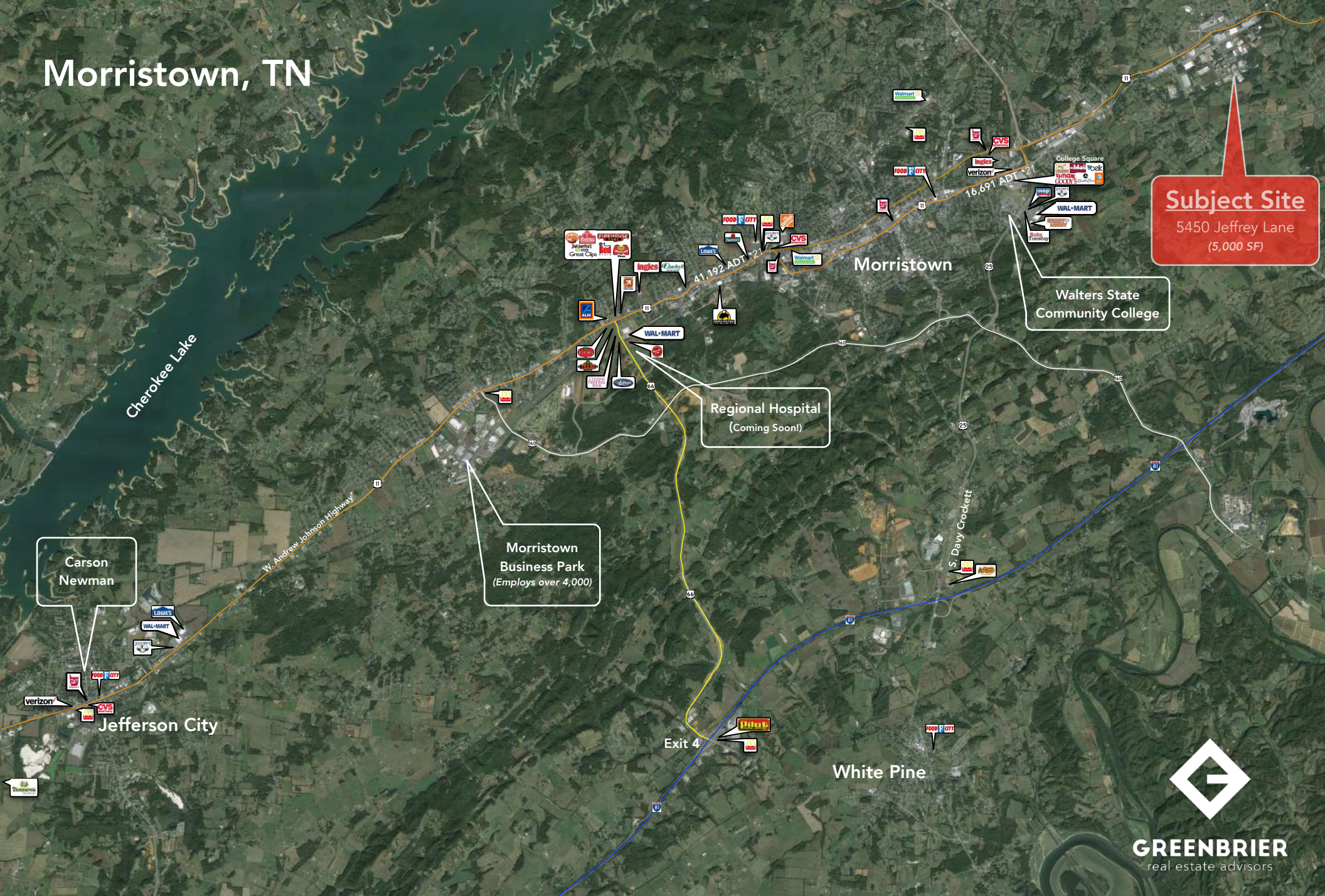
Traffic Counts

E Morris Boulevard	17,945 ADT *21	●
S Davy Crockett Parkway	12,215 ADT *21	●
Jeffrey Lane	760 ADT *21	●
Highway 25E	32,269 ADT *21	●
Highway 11E	15,679 ADT *21	●

Map



Morristown, TN



Subject Site
5450 Jeffrey Lane
(5,000 SF)

Walters State
Community College

Regional Hospital
(Coming Soon!)

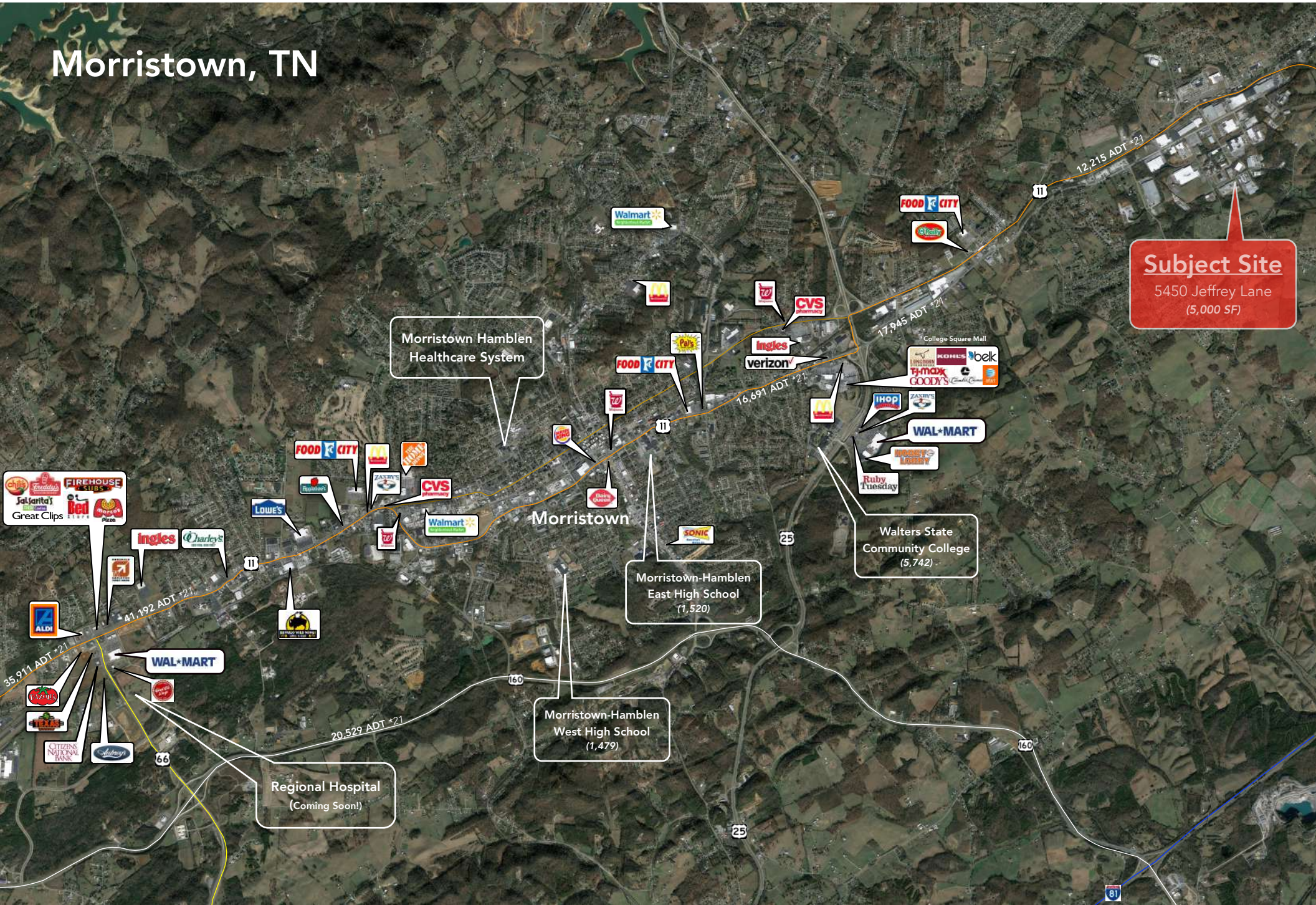
Morristown
Business Park
(Employs over 4,000)

Carson
Newman

Jefferson City

White Pine

Morristown, TN



Subject Site
5450 Jeffrey Lane
(5,000 SF)

Morristown Hamblen
Healthcare System

Morristown-Hamblen
East High School
(1,520)

Morristown-Hamblen
West High School
(1,479)

Regional Hospital
(Coming Soon!)

Walters State
Community College
(5,742)

Morristown, TN
(North)



MAHLE Engine Components USA, Inc

Clayton Homes

Barrette Outdoor Living

Iconex

Orbit Industries, Inc

Panoram Industries

Russellville Elementary School

11,257 ADT *21

3,892 ADT *21

Lear Siegler

Precision Ladders

Double H Tennessee

Iconex

760 ADT

B&B Warehousing & Logistics

Greenworks Tools Manufacturing

Latric Manufacturing Solutions

Subject Site
5450 Jeffrey Lane
(5,000 SF)

Inteplast Warehouse

FOOD CITY

Walmart

Jones Fiber Products

Team Technologies, Plant 5

15,679 ADT *21

16,691 ADT *21

CVS pharmacy

SUBWAY

Office Depot

verizon

DOLLAR GENERAL

Pizza Hut

ingles

McDonald's

Wendy's

Arby's

College Square Mall

KOBALS

tbek

WAL-MART

WAL-MART

WAL-MART

WAL-MART

WAL-MART

WAL-MART

Walters State Community College
(5,742)

S. Day Crockett Pkwy

32,269 ADT *21

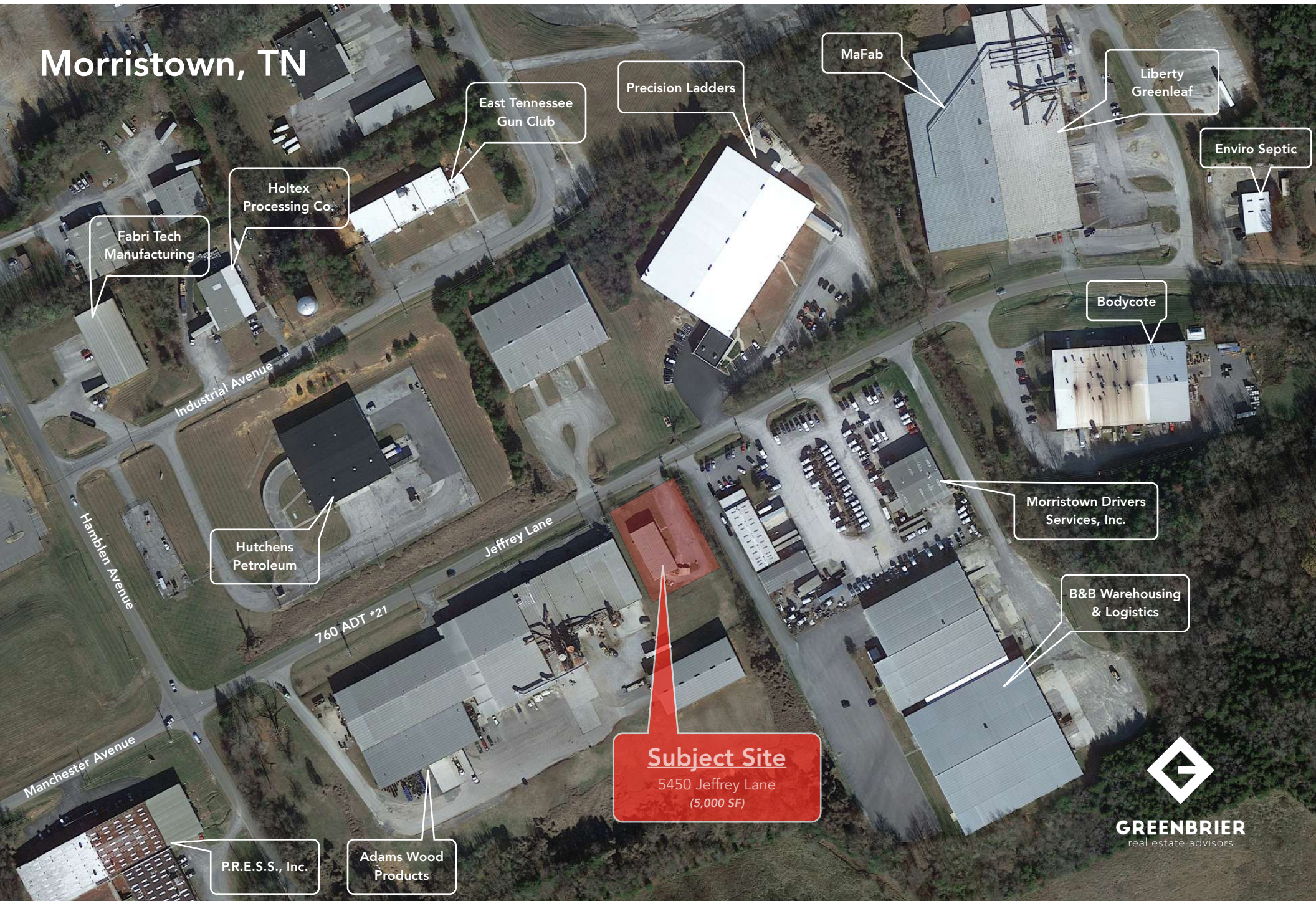
WAL-MART

WAL-MART

WAL-MART



Morristown, TN



Fabri Tech
Manufacturing

Holtex
Processing Co.

East Tennessee
Gun Club

Precision Ladders

MaFab

Liberty
Greenleaf

Enviro Septic

Bodycote

Morristown Drivers
Services, Inc.

B&B Warehousing
& Logistics

Hutchens
Petroleum

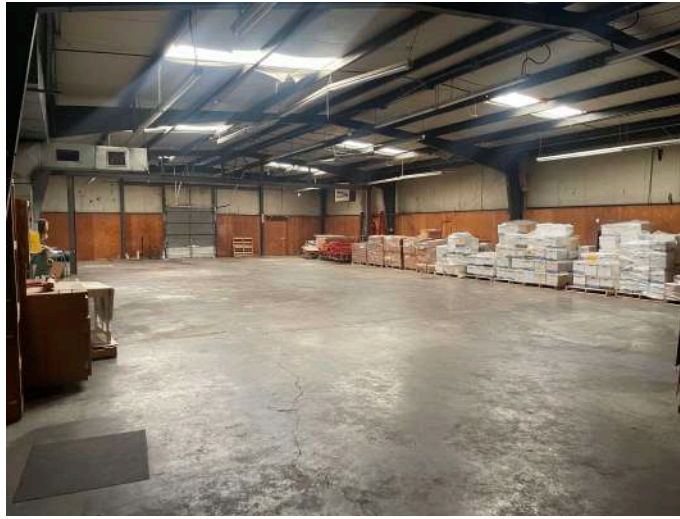
Subject Site
5450 Jeffrey Lane
(5,000 SF)

P.R.E.S.S., Inc.

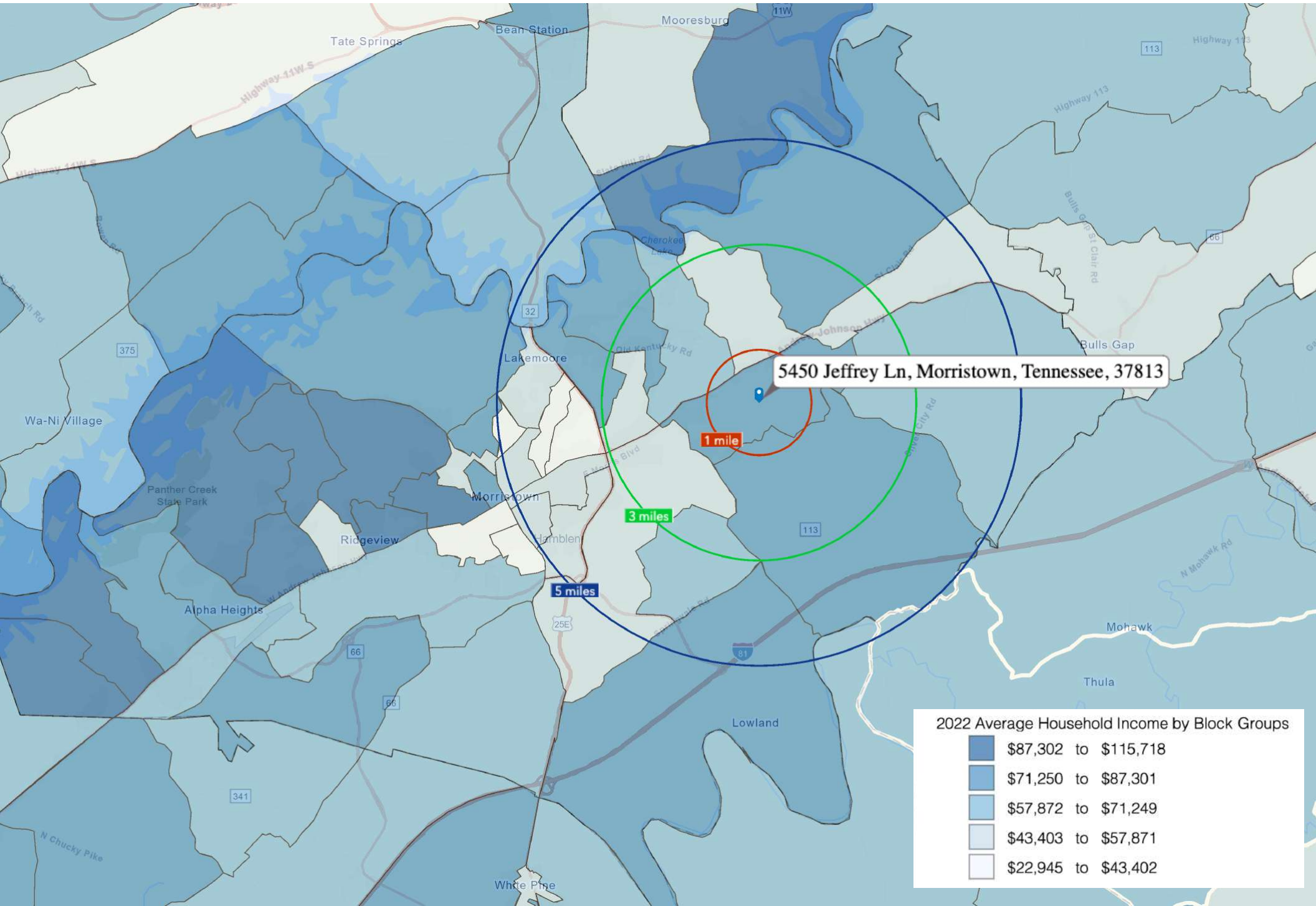
Adams Wood
Products

5450 Jeffrey Lane~ Morristown, TN 37813





5450 Jeffrey Lane ~ Morristown, TN 37813



5450 Jeffrey Ln, Morristown, Tennessee, 37813

1 mile

3 miles

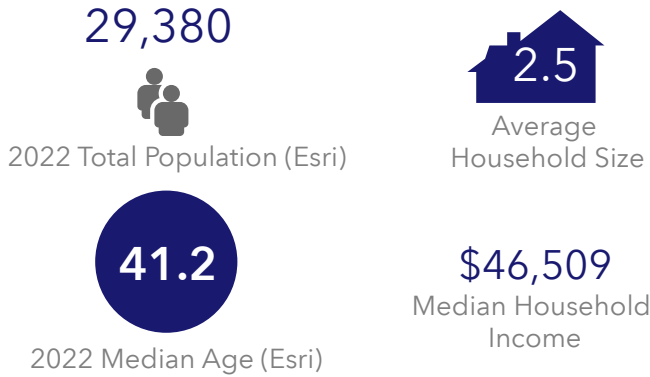
5 miles

2022 Average Household Income by Block Groups

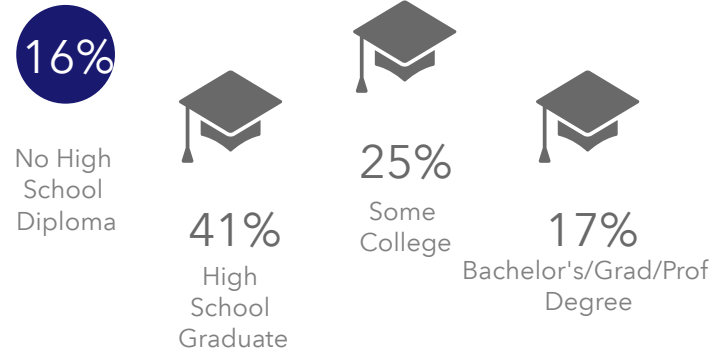
	\$87,302 to \$115,718
	\$71,250 to \$87,301
	\$57,872 to \$71,249
	\$43,403 to \$57,871
	\$22,945 to \$43,402

(5 Mile Radius)

KEY FACTS

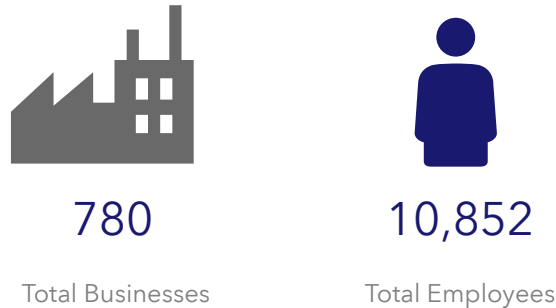


EDUCATION

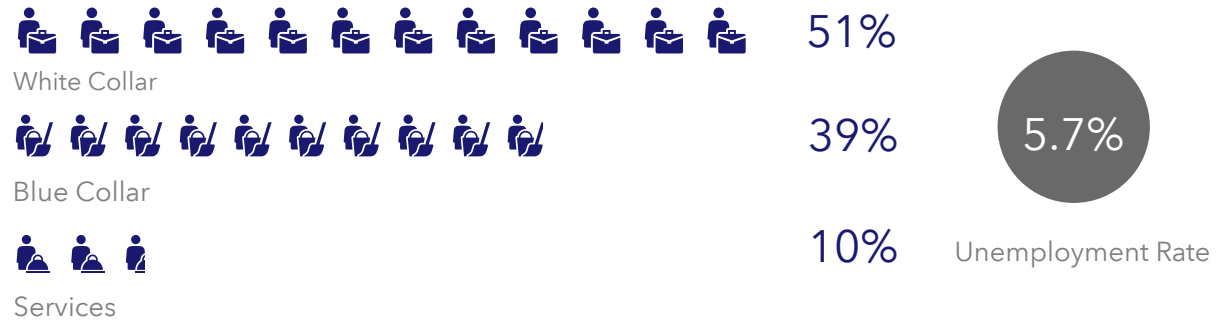


2022 Daytime Population	
2022 Total Daytime Population	29,172
2022 Daytime Population: Workers	12,622
2022 Daytime Population: Residents	16,550

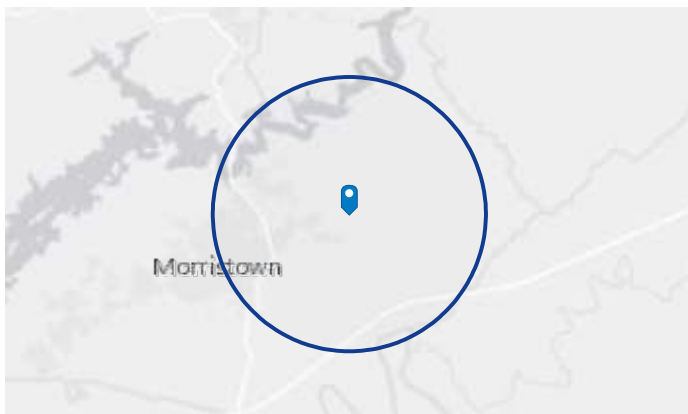
BUSINESS



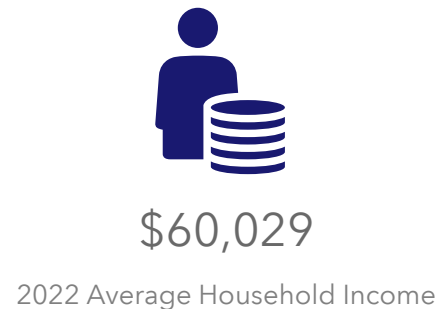
EMPLOYMENT



5450 Jeffrey Ln, Morristown, Tennessee, 37813



Average Household Income



Total Retail Sales

