



INDUSTRIAL PROPERTY FOR LEASE

235 Lands Road, Madisonville, TN 37354

24,000 SF AVAILABLE | \$5.00 / SF NNN

PROPERTY DESCRIPTION



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235 Lands Rd in Madisonville, TN offers 24,000 SF of industrial space in an 80' x 300' building, featuring 12-14' clear heights, 4 grade-level doors, and 2 dock doors.

The building includes 1,000 amp, 3-phase power, gas heat, LED lighting, and newly installed electrical throughout. A 1,200 SF office/retail shell is in place and can be finished out or removed to suit tenant requirements.

Three restrooms are currently being installed. Suitable for distribution, light manufacturing, warehousing, or contractor/service-based operations requiring solid power capabilities and efficient loading access.



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PROPERTY OVERVIEW



PROPERTY CHARACTERISTICS

Square Footage: 24,000

Office SF: 1,200 (Shell)

Building Dimensions: 80' x 300'

Dock Doors: 2

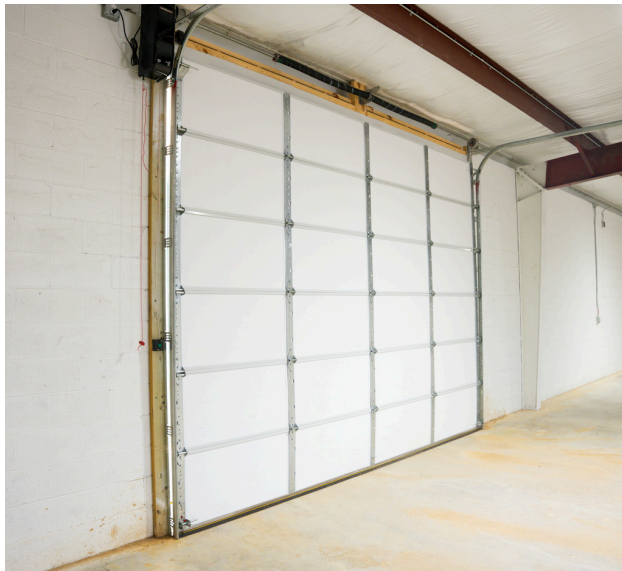
Grade level Doors: 4

Power: 3-phase / 1,000 amp

Clear Height: 12-14 ft

Lighting: New LED

PROPERTY PHOTOS



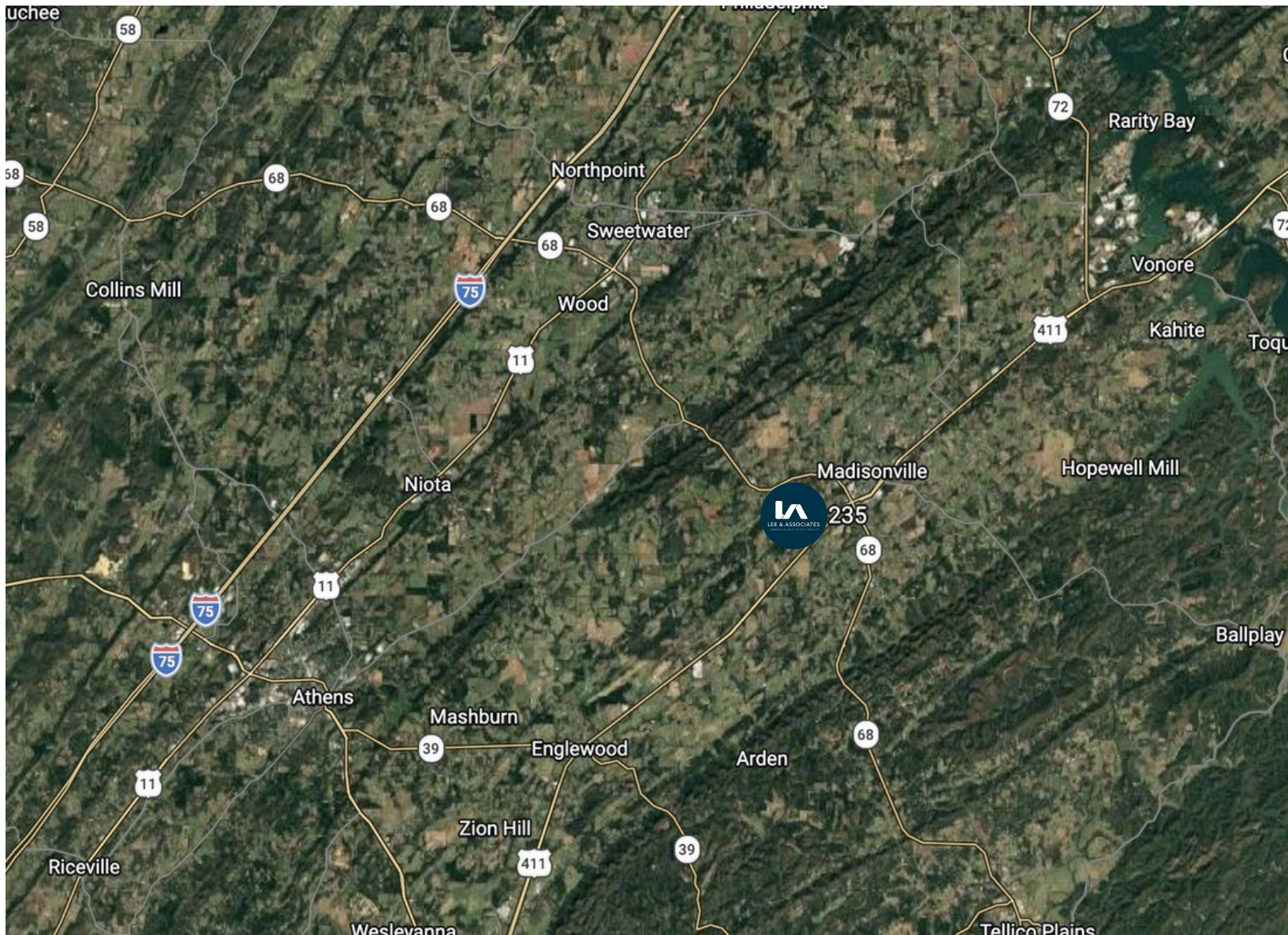
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PROPERTY PHOTOS



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LOCATION MAP



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