

±73,320 SF INDUSTRIAL BUILDING

301 George Whitfield Industrial Park Road, Elkton, TN

FOR SALE OR LEASE



FOR MORE INFORMATION, CONTACT

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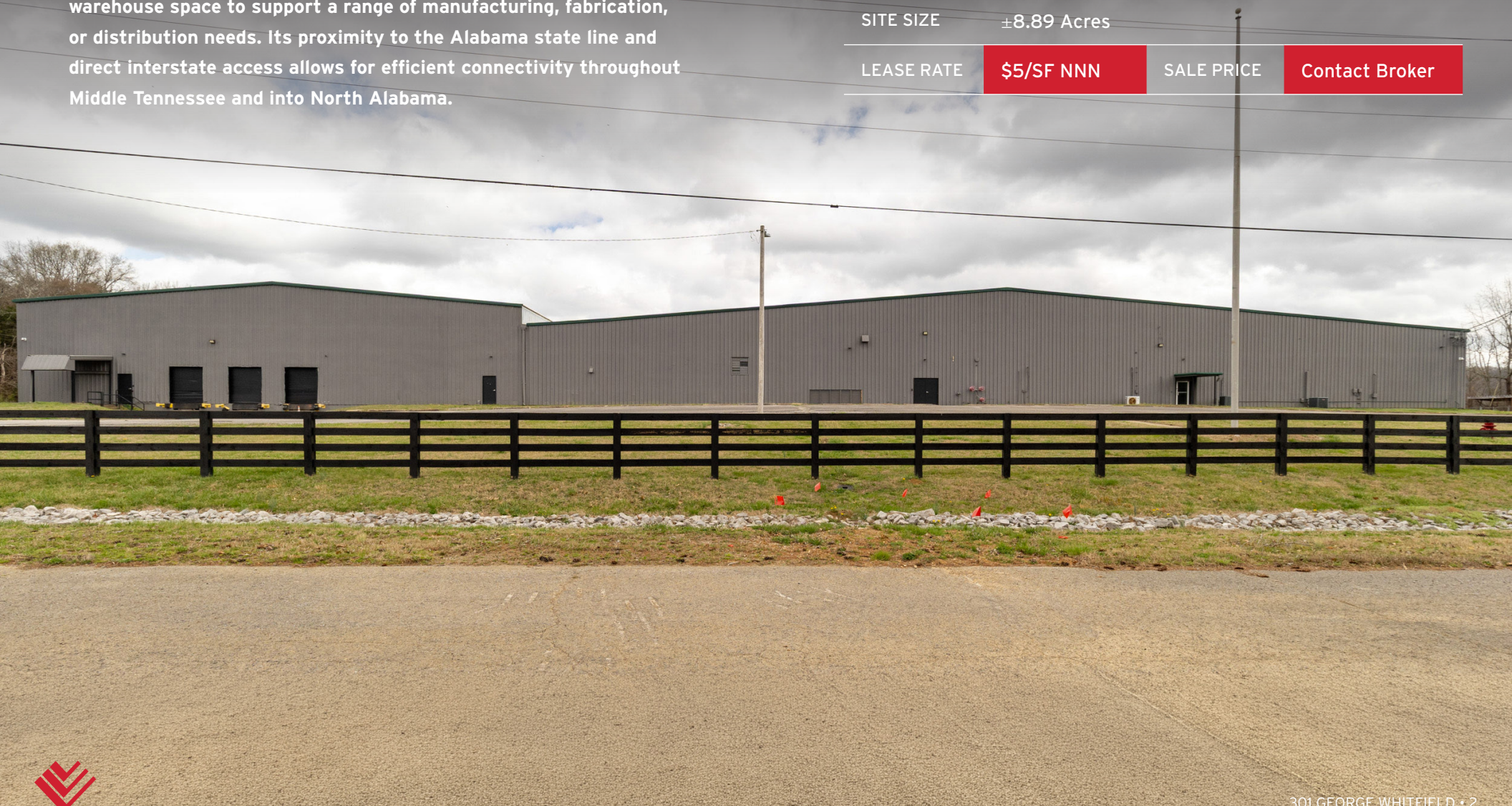
 SOUTHEAST VENTURE

OPPORTUNITY

This ±73,320 SF industrial facility on 8.89 acres in Elkton, TN presents a strong opportunity for users or investors seeking immediate access and visibility along the I-65 corridor. The property offers a highly functional layout with a combination of dock-high and drive-in loading, generous clear heights, and crane-served warehouse space to support a range of manufacturing, fabrication, or distribution needs. Its proximity to the Alabama state line and direct interstate access allows for efficient connectivity throughout Middle Tennessee and into North Alabama.

PROPERTY SUMMARY

ADDRESS	301 George Whitfield Industrial Park Road, Elkton, TN 38455		
COUNTY	Giles		
BLDG SIZE	±73,320 SF		
SITE SIZE	±8.89 Acres		
LEASE RATE	\$5/SF NNN	SALE PRICE	Contact Broker



BUILDING SPECS

Six Dock-High Doors (3 Ramped)

Two 16' x 16' Drive-In Doors

Two 1-Ton Cranes

20'-30' Eave Height

New Roof

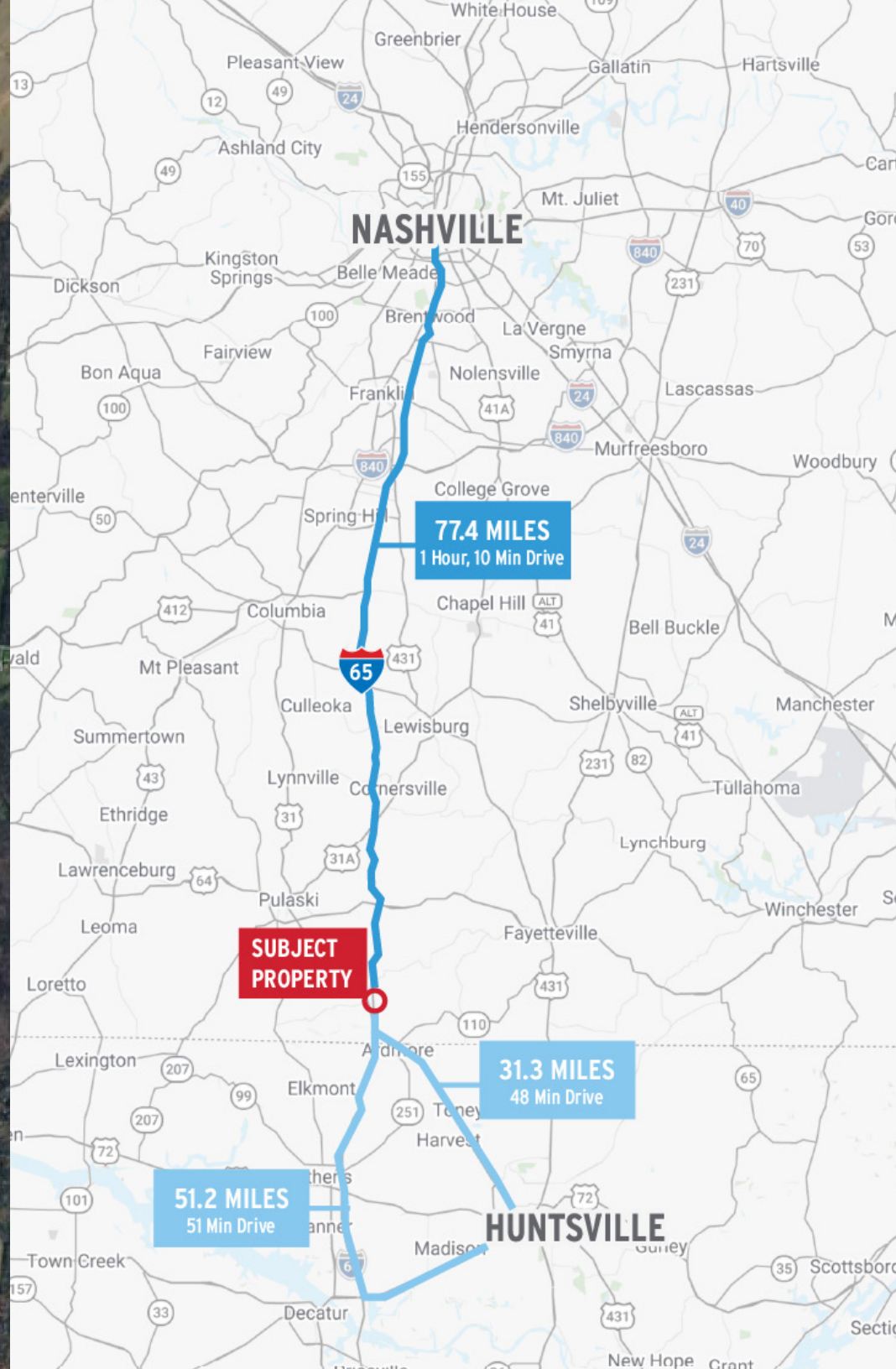
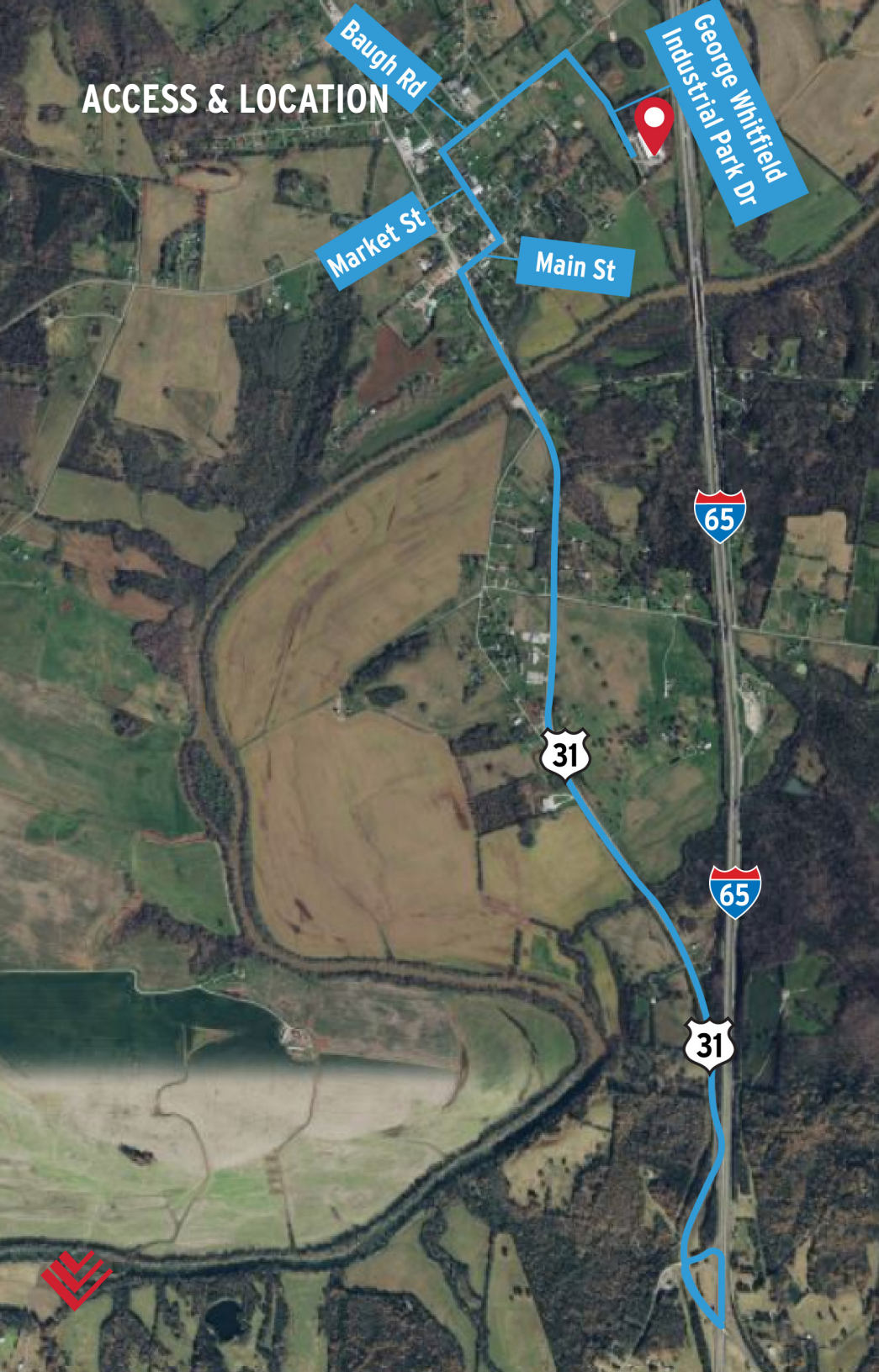
LED Lights

Wet Sprinkler System

±3,100 SF Office (1,000 SF Mezzanine)



ACCESS & LOCATION



TRUCK ACCESS

Baugh Rd

George Whitfield Industrial Park Dr

Market St

Main St

LEGAL TRUCK ROUTE

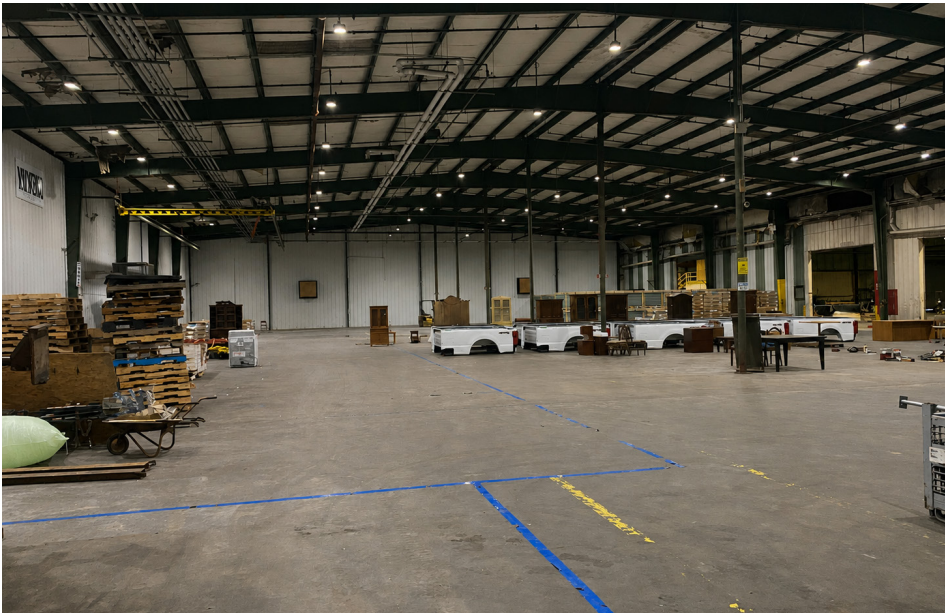
- Take Highway 31
- Right on Main Street
- Left on Market Street
- Right on Baugh Road
- Right on George Whitfield Industrial Park Drive



EXTERIOR PHOTOS



INTERIOR PHOTOS



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