

FOR SALE

± 21,010 SF
STORAGE FACILITY
COTTONTOWN, TN



POWELL

COMMERCIAL REAL ESTATE



4624 HWY 31W

Property Description:

Positioned just 1.6 miles from the I-65 interchange, this three-building storage facility offers strong accessibility and growth potential. Currently comprising 140 units, the property includes approved permits for a fourth building with 60 climate-controlled units—expanding capacity to 200 units. An ideal opportunity for investors seeking immediate income with value-add upside in a high-demand storage corridor.

Sales Price: \$3,400,000.

Bldg 1: 6,600sf

Bldg 2: 6,930sf

Bldg 3: 6,480sf

Built: 2025

Acres: 2.4

Expansion Permit Approved

Steven Fox

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Exclusively Listed By:

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