

COLD STORAGE · 3PL SERVICES

COLD STORAGE FOR LEASE

SPACE AVAILABLE NOW

165 Old Salem Rd
Martin, TN



EXTERIOR · DOCK DOOR RUN



ACTIVE OPERATIONS



DRY STORAGE



REFRIGERATED STORAGE



SELECTIVE RACKING

168,404

TOTAL SF · 3
BUILDINGS

18.2

ACRES

~1,900

REFRIG.
POSITIONS AVAIL.

54,500

SF DRY STORAGE
AVAIL.

25

TOTAL DOCK
DOORS

DRY STORAGE

- 54,500 SF across two rooms (41,000 + 13,500 SF)
- 23 ft clear ceiling height
- 14 dock doors — 13 at 7'x8', one oversized at 7'x11'
- Floor stacking or double stack
- Racking available with longer-term agreement

REFRIGERATED / CONTROLLED TEMP

- ~1,900 selective rack positions available
- Up to 2,000 positions as a dedicated block
- Full pallet or case pick available
- Fast-moving inventory capable
- 240 tempering positions (50-60°F)

FACILITY HIGHLIGHTS

- Main warehouse 156,104 SF · 22 ft clear height
- 21 dock-high doors · 4 roll-up doors
- 7,500 SF office building on campus
- FEMA Zone X – no flood risk
- Owner-operated · experienced on-site staff

TECHNOLOGY PLATFORM



Camelot 3PL Excalibur

Inbound product management, inventory tracking & shipping



Facility-Wide WiFi

Wall-to-wall wireless coverage throughout the campus



EDI Connectivity

Seamless data exchange with major customers

FOOD SAFETY & COMPLIANCE FRAMEWORK

Good Manufacturing Practices (GMP)

Ambient Temp Critical Control Monitoring

Developed Food Safety Plan

Food Defense Program

Full Product Traceability

Shipping & Receiving Temp + Trailer Checks

Pest Control Program

Allergen Control Program

EXPANSION & CONVERSION OPPORTUNITIES

BUILD-OUT READY

50,000 SF of unused cooler panel wall available for build-out

SCALABLE CAPACITY

2,000–3,000 additional positions achievable without ground-up construction

165 OLD SALEM RD · MARTIN, TN

Contact us to discuss your storage needs

165 Old Salem Rd · Martin, TN

Information subject to verification. All figures approximate.