

**32,829 SF INDUSTRIAL
BUILDING(S)**

FOR SALE OR LEASE

\$1,700,000 (\$51.79/SF)

OR

\$6.00/SF NNN

10261 Smithville Hwy, McMinnville, TN 37110

Marcus & Millichap



OFFERING SUMMARY

10261 SMITHVILLE HWY

\$

Asking Price

\$1,700,000

Sq Ft / Acres

32,829 / 10.12

Infrastructure

(3) BUILDINGS

PROPERTY & INFRASTRUCTURE SUMMARY

Asking Price	\$1,700,000 (\$51.79/SF)
Lease Rate	\$6.00 / SQ FT
Building Size	32,829
Existing Power	5,600A Heavy 3-Phase Power
Fiber Capability	Dedicated fiber support up to 800G
Clear Height	16-20"
Access	2 Dock Doors 3 Drive-In Doors
Year Built	1993





Building	Approx. SF
A	12,079
B	8,750
C	<u>12,000</u>
Total	32,829



32,829 SF INDUSTRIAL BUILDING | MCMINNVILLE, TN

PROPERTY DETAILS

SITE DESCRIPTION

Parcel Number	APN: 008-060.05
Year Built	1993
Address	10261 Smithville Hwy, McMinnville, TN 37110

CONSTRUCTION

Framing	Metal
Exterior	Metal
Roof	Metal
Clear Height	16-20'
Building Layout	3 Buildings 2 Dock Doors 3 Drive-In Doors

MECHANICAL

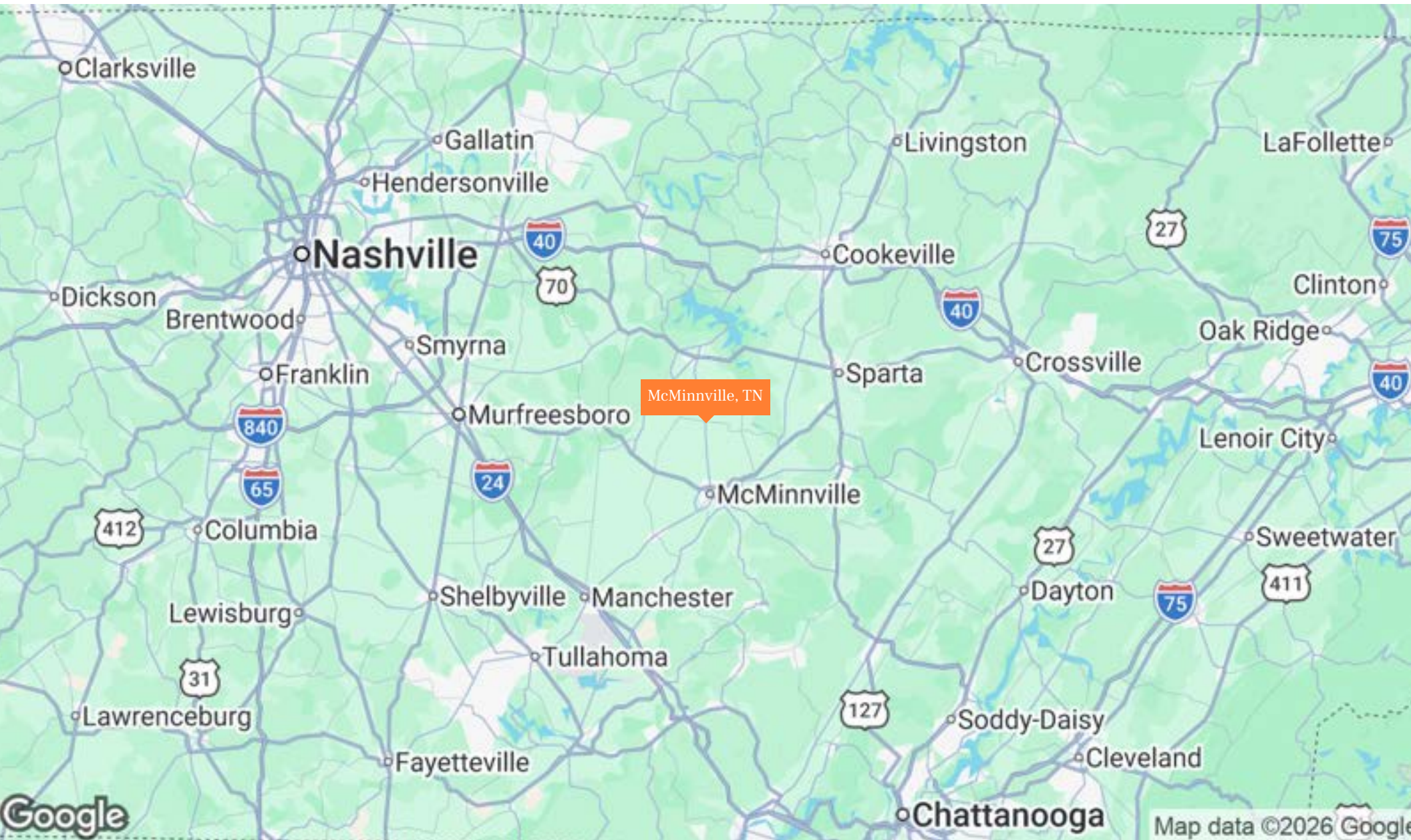
HVAC	Yes
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UTILITIES

Existing Power	5,600A Heavy 3-Phase
Fiber Capability	Dedicated fiber support up to 800G
Water	Yes

MCMINNVILLE POWERED INDUSTRIAL SITE

REGIONAL MAP



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