



**FOR LEASE OR SALE** | **378,492 SF**  
**342 SHELBYVILLE MILLS RD** | **SHELBYVILLE, TN**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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## PROPERTY HIGHLIGHTS



**PLANNED  
RENOVATIONS  
2026: WHITEBOX  
RENOVATIONS, LED  
LIGHTS, NEW ROOF,  
& CONCRETE FLOORS**



**RECENTLY  
RENOVATED  
OFFICES**



**AMPLE PARKING**



**FULLY FENCED  
& SECURED WITH  
GUARDSHACK**



# PROPERTY DETAILS

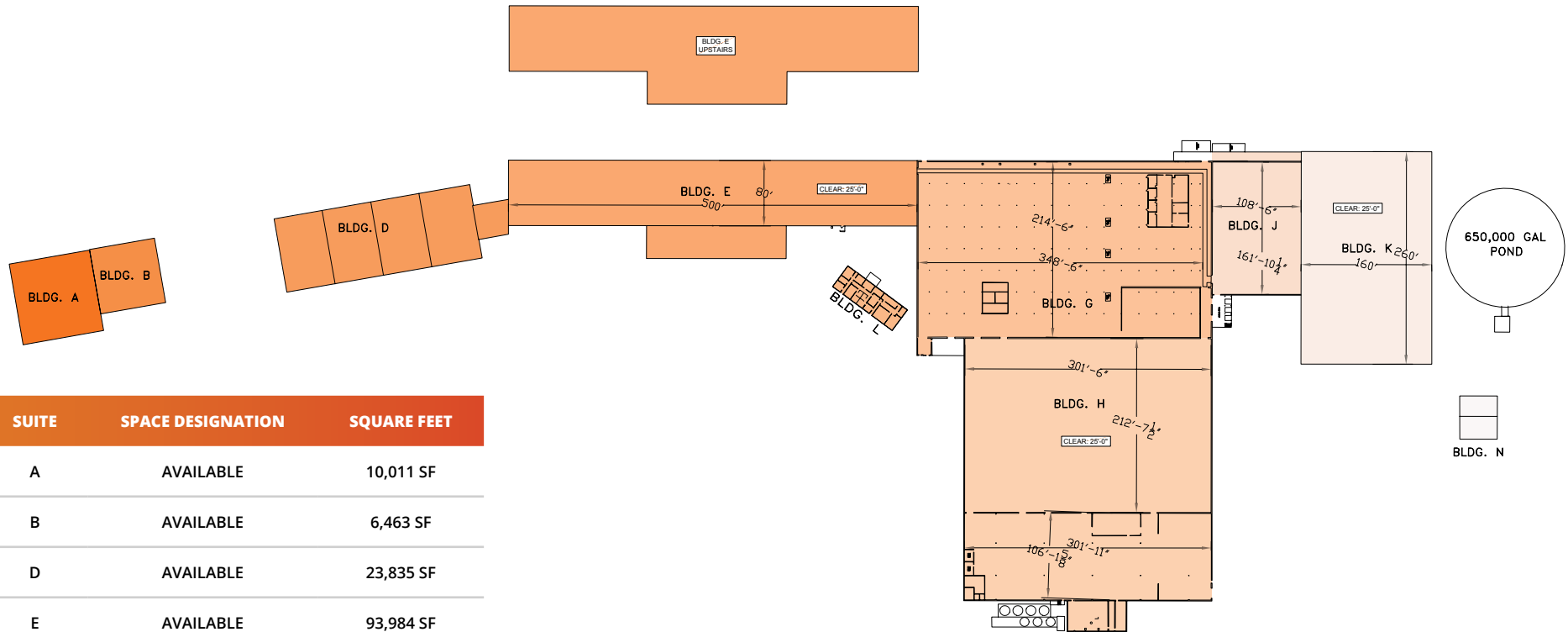
342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN

AVAILABLE SPACE	378,492 SF
DOCK DOORS	7
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	10' - 25'
ROOF	TPO Overlay
WALLS	Masonry & Metal
FLOORS	Reinforced Concrete
YEAR BUILT	1929
YEAR RENOVATED	2026
LIGHTING	LED
POWER	6, 480V Utility Feeds 2 Modernized 1600A GE Switchboards
PARKING	Ample
LAND AREA	107.67 Acres
ZONING	I2: Industrial Heavy
PARCEL ID	002088 04800

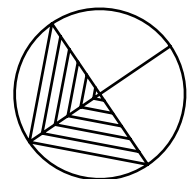


# FLOOR PLAN

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SUITE	SPACE DESIGNATION	SQUARE FEET
A	AVAILABLE	10,011 SF
B	AVAILABLE	6,463 SF
D	AVAILABLE	23,835 SF
E	AVAILABLE	93,984 SF
L	AVAILABLE	2,892 SF
G	AVAILABLE	78,658 SF
H	AVAILABLE	100,649 SF
J	AVAILABLE	17,936 SF
K	AVAILABLE	41,636 SF
N	AVAILABLE	2,428 SF
<b>TOTAL</b>		<b>378,492 SF</b>



# LOCATION MAP

342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN

US-41	3 MILES
I-24	21 MILES
HUNTSVILLE, AL	58 MILES
NASHVILLE, TN	61 MILES
CHATTANOOGA, TN	98 MILES

