

INDUSTRIAL SPACE FOR LEASE

204 Red Rd

MCMINNVILLE, TN



WES WRAY

Sales Associate | Land & Development
wes@realequitycre.com
M 270.320.7522

THE _____
REAL EQUITY
_____ GROUP

JAMIE BRANDENBURG, SIOR

Commercial Real Estate Advisor
jamie@realequitycre.com
M 615.487.2100

COMPASS RE COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

THE
REAL EQUITY
GROUP

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 6
Total Available Square Feet	6,350	27,263	117,756	12,218	17,659
Suite Type	Class B Office	Warehouse + Class C Office	Warehouse	Class B Office	Class C Office
Square Feet (Warehouse)	—	22,763	110,232	—	—
Square Feet (Office)	6,350	4,500	7,524	12,218	17,659
Leasing Rate	\$9.95 NNN	\$4.95 NNN	\$3.95 NNN	\$9.95 NNN	\$7.95 NNN
Dock Doors	—	1	3	—	—
Roll-Up Doors	—	1	1 Drive-In (Ramp)	—	—
Outdoor Storage	—	1 Acre	Up to 3 Acres	—	—

BUILDING FACTS	
Clear Height	18'
Column Spacing	40' x 30'
Power	±4,000 Amps @ 480 V 3-Phase via On-Site Substation with Cummins 750 kW Diesel Backup Generator
Sprinkler System	Wet
Lease Type	Triple Net (NNN)
Construction Year	1959 - Renovated in 2023
2026 Opex Budget	\$1 PSF

POPULATION	2 MILE	5 MILE	10 MILES
2024	10,913	23,153	38,027

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2024	4,545	9,514	15,251

INCOME	2 MILE	5 MILE	10 MILES
Avg. HHI	\$50,950	\$58,143	\$61,613

204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE - WAREHOUSE

THE
REAL ESTATE
GROUP



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE - OFFICE

THE
REAL ESTATE
GROUP



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE - OUTDOOR STORAGE

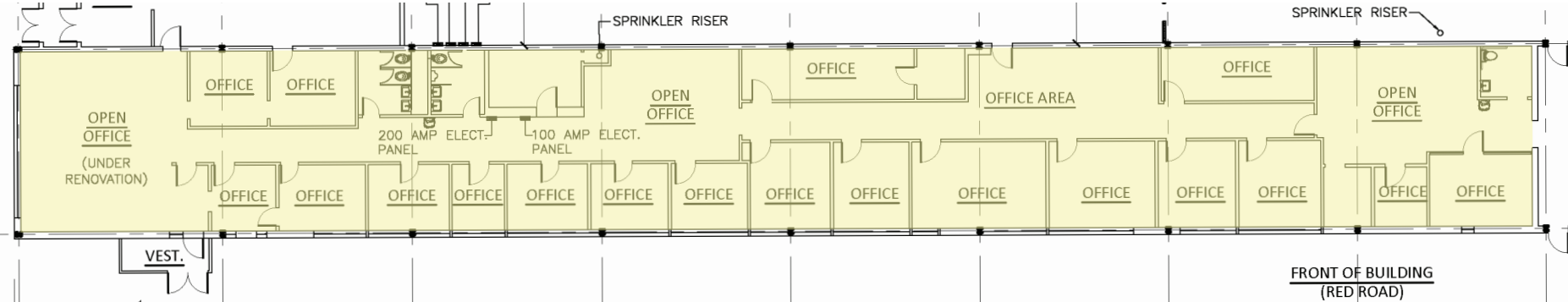
THE
REAL EQUITY
GROUP



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

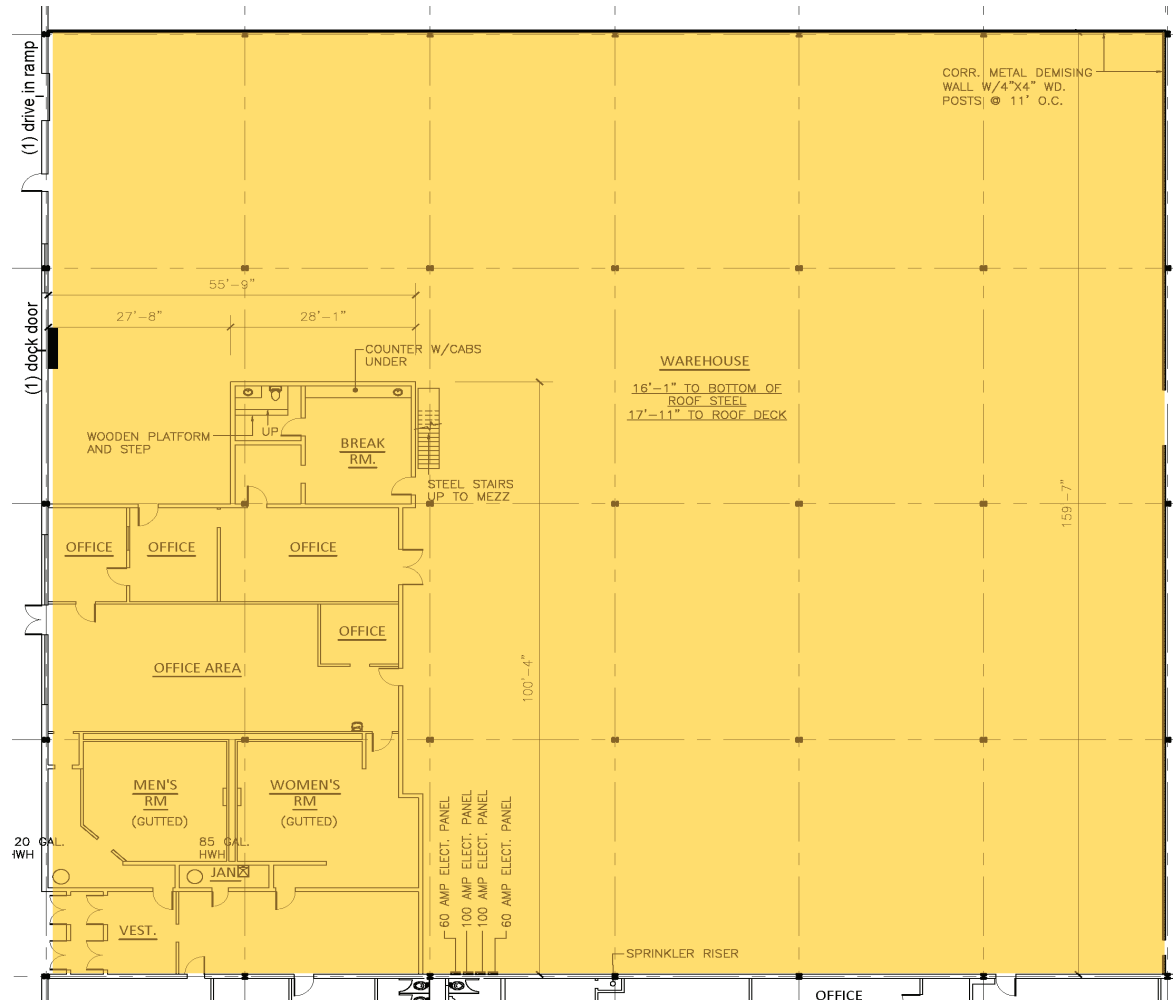
FLOOR PLAN | UNIT 1 (6,350 SF)



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

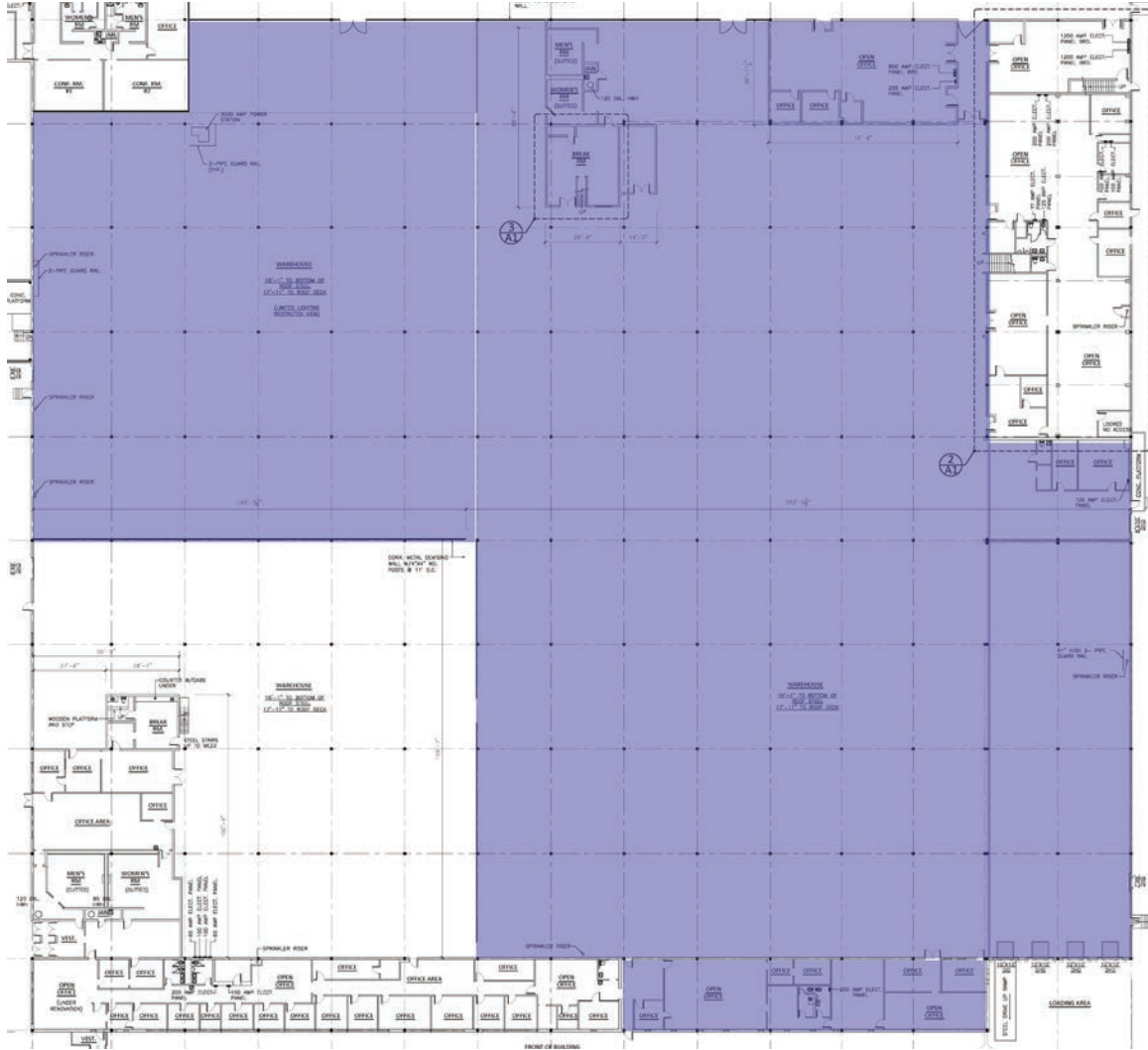
FLOOR PLAN | UNIT 2 (27,263 SF)



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

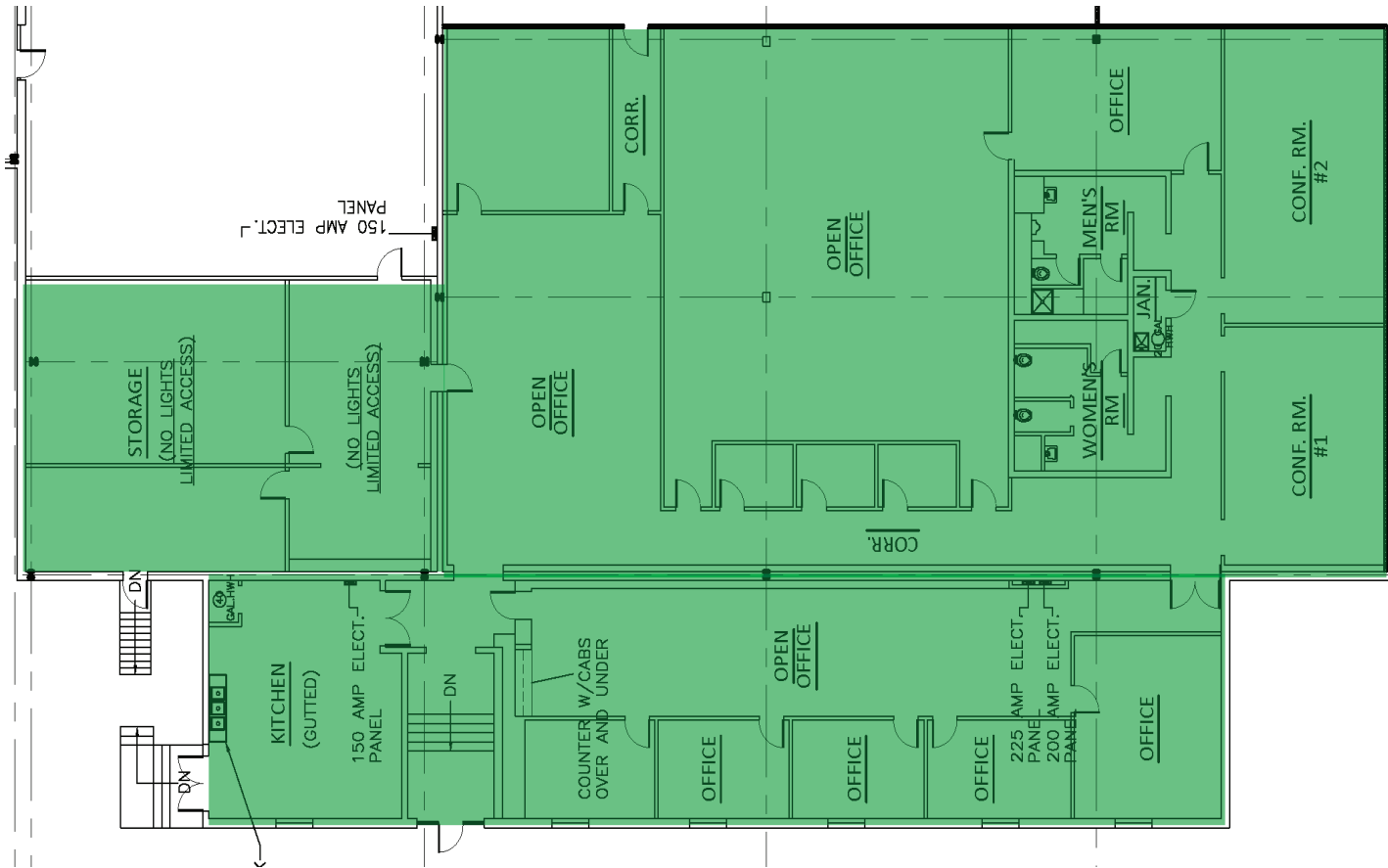
FLOOR PLAN | UNIT 3 (117,756 SF)



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

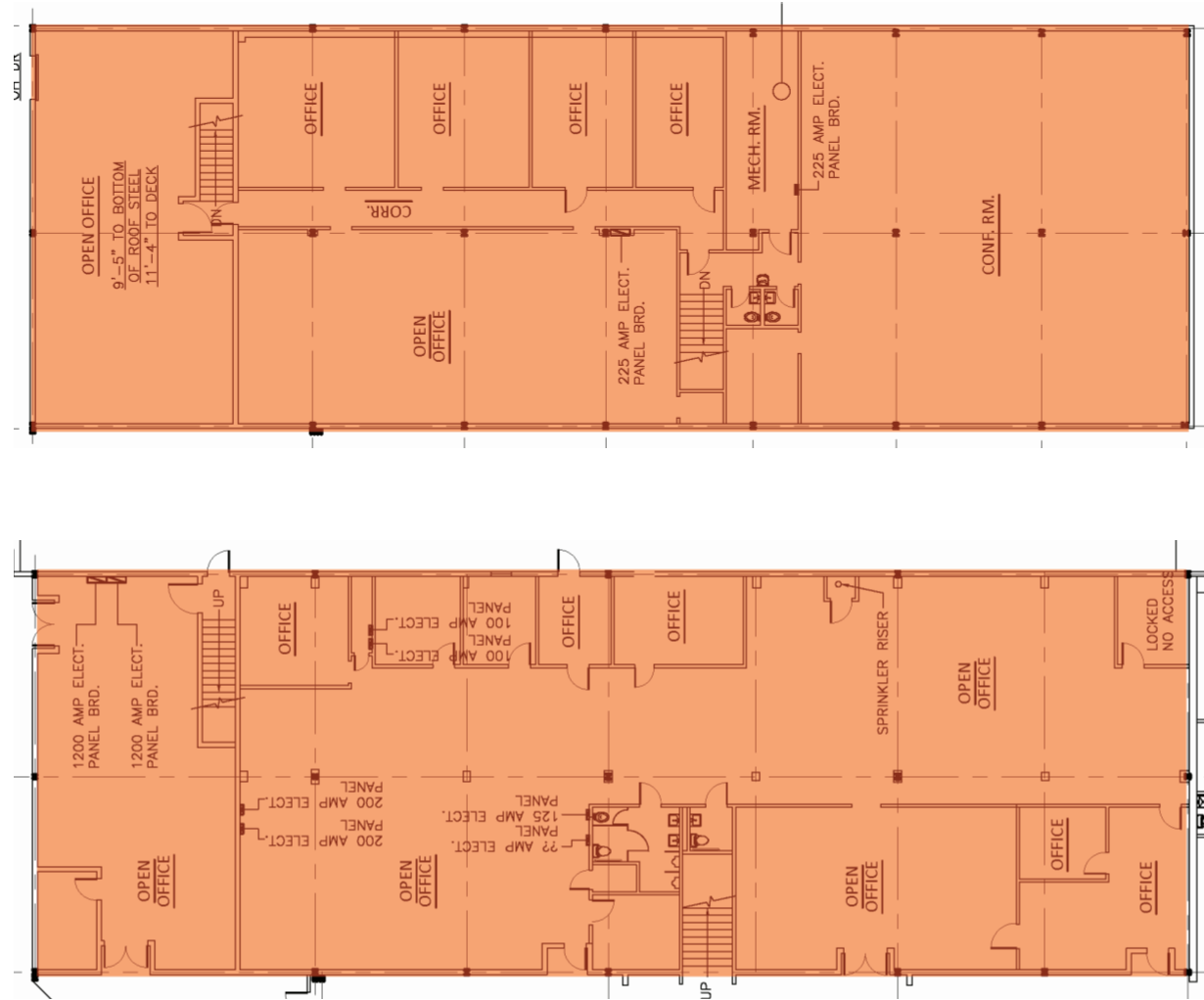
FLOOR PLAN | UNIT 4 (12,218 SF)



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN | UNIT 6 (17,659 SF)



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

THE
REAL EQUITY
GROUP

REGIONAL RAIL CONNECTIVITY – CANEY FORK & WESTERN RAILROAD (CFWR)

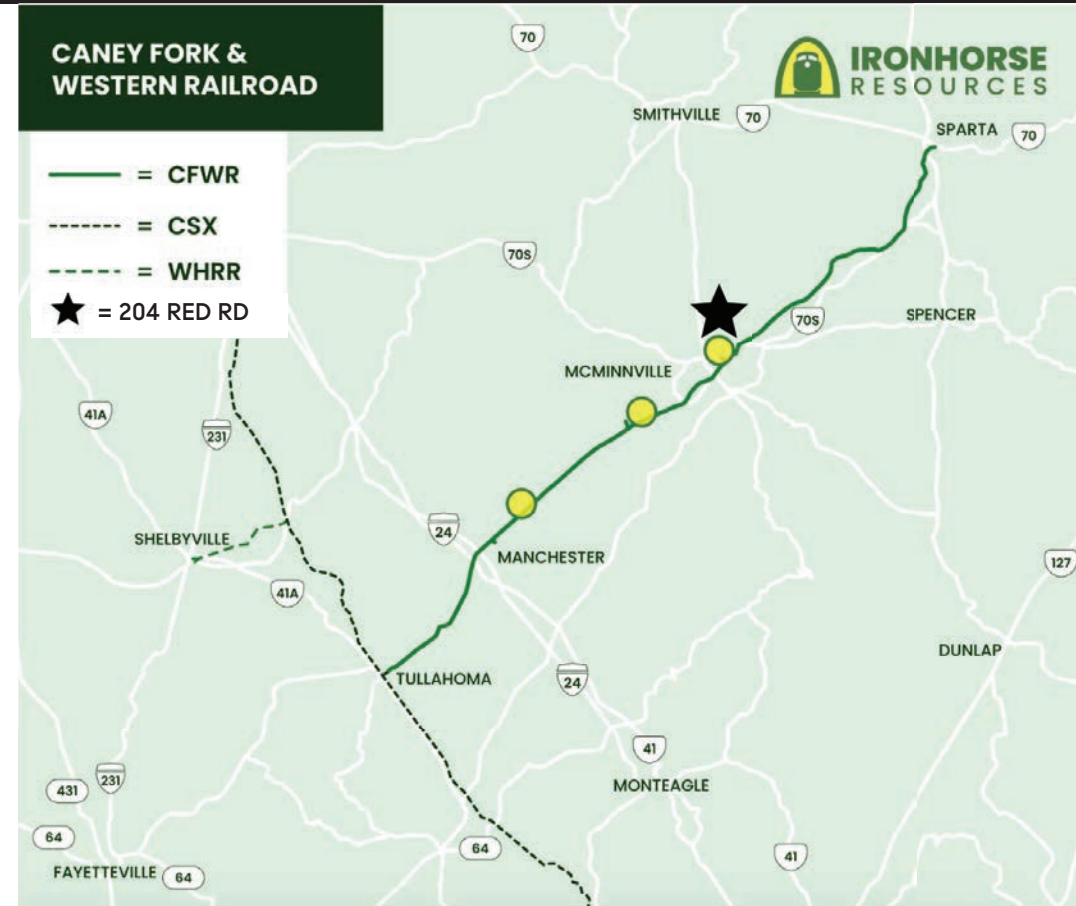
The Caney Fork & Western Railroad (CFWR) is a 61-mile short line rail line providing industrial users in McMinnville and Warren County with direct access to the national rail network. The line runs between Tullahoma and Sparta, Tennessee, with an interchange to CSX Transportation at Tullahoma, offering efficient freight distribution across the Southeast and Midwest.

Key Advantages for Tenants:

- Proximity to 204 Red Road: The property lies within the CFWR service area, enhancing logistics and freight flexibility for industrial tenants.
- Connection to CSX: CFWR interchanges with CSX, enabling direct access to Class I rail lines and nationwide shipping routes.
- Commodity Diversity: The line regularly moves lumber, steel, aggregates, fertilizer, propane, and rubber products—ideal for manufacturing and warehousing operations.
- Heavy Rail Capability: Supports 286,000-lb railcars between Tullahoma and McMinnville.
- Transload & Storage Services: CFWR offers on-line transload, railcar cleaning, and storage capacity for customers without on-site spurs.

Strategic Advantage for 204 Red Road:

Tenants at 204 Red Road can leverage nearby CFWR access to reduce freight costs, diversify logistics modes, and connect to key automotive and materials supply chains throughout Tennessee and beyond. For heavy industrial users or distributors, proximity to rail is a major operational advantage compared to non-served sites.



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

THE
REAL EQUITY
GROUP

LOCATION & ACCESS

Strategically positioned for regional distribution and logistics connectivity throughout the Southeast.

- Centrally located in Middle Tennessee, between Nashville (75 mi) and Chattanooga (70 mi), with Knoxville (125 mi) and Atlanta (185 mi) within easy driving distance.
- Direct highway access via U.S. 70S and State Routes 55, 8, 30, and 56, with convenient connections to I-24 and I-40.
- Within a one-day truck drive of 75% of the U.S. population — ideal for manufacturing, distribution, and logistics users.
- Rail-served by Caney Fork & Western Railroad (CFWR), providing regional and national freight access through CSX Transportation.
- Nashville International Airport (BNA) – approximately 70 miles, offering 600+ daily flights to 90+ nonstop destinations across the U.S., Canada, and Europe.



204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

AMENITIES & WORKFORCE

Supported by an established industrial base and a skilled, cost-effective labor pool.

- Established industrial employers include Bridgestone, Yorozu Automotive, Newell Brands, and Morrison Industries.
- Manufacturing accounts for 23% of local employment, reflecting a deep, experienced workforce.
- Competitive production wages ranging from \$15–\$22/hour, with strong employee retention.
- Comprehensive benefits coverage: 92% of area employers offer health insurance; 66% offer 401(k) plans.
- Workforce training pipeline through Tennessee College of Applied Technology (TCAT) and Motlow State Community College in McMinnville.
- FastTrack Job Training Assistance Program available through the State of Tennessee.
- Reliable infrastructure with TVA low-cost power, abundant water capacity (>5 MGD), 95% sewer coverage, and fiber-optic internet.
- Quality of life advantages: affordable housing (median price ~\$226K), multiple parks, golf courses, and recreation amenities supporting workforce stability.

TAX & BUSINESS CLIMATE

A pro-business environment with low operating costs and state-backed industrial support.

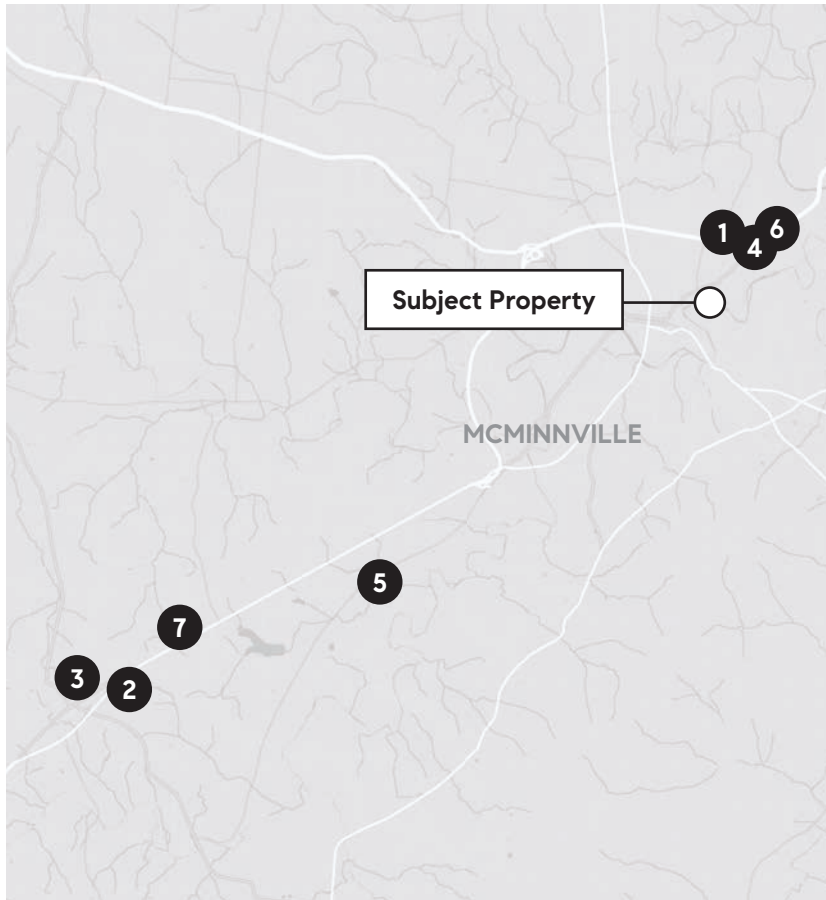
- No state personal income tax – advantageous for both employers and employees.
- Corporate excise tax: 6.5% of net earnings.
- Franchise tax: 0.25% of net worth – both below national averages.
- Local property tax rates: approximately \$2.10 (city) and \$1.97 (county) per \$100 assessed value, offering cost-efficient industrial landholding.
- Local sales tax: 2.75% (9.75% total).
- TVA industrial power rates among the lowest in the U.S., reducing long-term operating expenses.
- Select Tennessee Certified Sites designation (Mountain View Industrial Park) demonstrates state commitment to industrial development readiness.

204 RED RD, MCMINNVILLE, TN

INDUSTRIAL SPACE FOR LEASE

NEARBY INDUSTRIAL NEIGHBORS

This section highlights key industrial users and employers located within the McMinnville–Morrison industrial corridor. The surrounding area supports a diverse manufacturing base, including multiple Tier-1 and Tier-2 **Nissan suppliers**, as well as metal fabrication, automation, and materials handling operations.



REGIONAL INDUSTRIAL EMPLOYERS

Company		Address	Description / Notes
1	McMinnville Workholding, Inc.	912 Red Rd, McMinnville, TN 37110	Precision machining, welding, and fabrication company serving the automotive and manufacturing sectors. Nissan supplier.
2	Yorozu Automotive Tennessee, Inc. (YAT)	395 Mt. View Industrial Dr, Morrison, TN 37357	Tier-1 automotive parts manufacturer producing suspension components and stamped metal assemblies for Nissan, Honda, and Subaru.
3	Morrison Industries	211 Progress Blvd, Morrison, TN 37357	Metal rack and component manufacturer serving the automotive industry, including Nissan and other OEMs.
4	Pack Manufacturing	1219 Belmont Dr, McMinnville, TN 37110	Manufacturer of industrial and horticultural material-handling and automation equipment.
5	Aspen Industries, LLC	4750 Manchester Hwy, McMinnville, TN 37110	Producer of industrial components and custom fabrication equipment.
6	Cherokee Manufacturing	1288 Belmont Dr, McMinnville, TN 37110	Manufacturer and distributor of landscape and horticultural products.
7	Bridgestone Americas Tire Operations	725 Bridgestone Dr, Morrison, TN 37357	Major tire and rubber manufacturing facility serving global automotive OEMs.

INDUSTRIAL SPACE FOR LEASE

204 Red Rd

MCMINNVILLE, TN



WES WRAY

Sales Associate | Land & Development
wes@realequitycre.com
M 270.320.7522



JAMIE BRANDENBURG, SIOR

Commercial Real Estate Advisor
jamie@realequitycre.com
M 615.487.2100

THE
REAL EQUITY
GROUP

COMPASS RE COMMERCIAL