

# Available Building

**For Sale or Lease**

**967,000 Sq. Ft.**

**Industrial**

**Carrier Building  
284 Carrier Drive  
Morrison, TN**

## Location

**Middle Tennessee**  
15 miles from I-24  
35 miles from I-40  
69 miles from Chattanooga  
73 miles from Nashville Int. Airport  
75 miles from Nashville  
126 miles from Knoxville  
186 miles from Birmingham  
187 miles from Atlanta  
207 miles from Louisville  
281 miles from Memphis  
362 miles from Cincinnati  
371 miles from Indianapolis



**Total Square Feet:** 967,000. Office space: 29,000 sq. ft.

**Total Lot Size:** 260 acres

**Zoning:** Industrial

**Last Use:** Manufacturing

**Parking Area:** 1,100 paved spaces and 20 acres of tractor trailer truck parking.

**Condition of Building:** Good

**Ceiling Heights:** Minimum—22 ft.  
Maximum—28 ft.

**Construction Type:** Pre-engineered metal and masonry. Column spacing: 40' X 60' with some clear span.

**Loading Docks:** 34 Dock doors with Levelers, 6 dock doors (no levelers) and 9 drive through doors.

**Electric:** Caney Fork Electric Coop, 10,000 on line KVA, 13,200 voltage, Three phase.

**Water:** West Warren Viola Utility District, 6 and 6" potable and 12" industrial.

**Sewer:** West Warren Viola Utility District, 8" sanitary and 12" industrial.

**Gas:** Middle TN Natural Gas, 6 inch natural gas line size. 3" high pressure.

**Rail:** Caney Fork Western. 660' of on site rail. Rail is available inside of building.

**HVAC:** Heating and air conditioning in building.

## CONTACT:

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