

AVAILABLE INDUSTRIAL BUILDING



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



For More Information, Contact:

Jeff McCormick, Director
Industrial Development Board of
McMinnville-Warren County
110 S. Court Square, Suite A200
McMinnville, TN 37110
Phone: (931) 474-4769
Fax: (931) 474-4479

Email: jeff.mccormick@warrentnedb.com
Website: www.wcidb.com

For Sale or Lease:
58,000 Sq. Ft.
Morrison Tool & Fab 2 Building
246 Industrial Dr.
Morrison, TN

Total Square Feet:	58,000
Total Lot Size:	5.46 Acres
Zoning:	Not Zoned
Last Use:	Manufacturing
Parking:	Gravel parking
Condition of Building:	Good
Ceiling Heights:	14 ft. clear min., 22 ft. clear max
Construction Type:	Pre-fab metal
Floor:	6" reinforced concrete
Loading Docks:	3 dock level doors w/plates, 2 ground level doors
Electric:	Caney Fork Electric Coop; 1,200 Amp 277/480 three phase
Water:	West Warren Viola Utility District
Sewer:	West Warren Viola Utility District
Gas:	Middle TN Natural Gas
Telecom:	Ben Lomand Telephone CO-OP
Sprinkled:	17,644 Dry System