

# AVAILABLE BUILDING



**For Sale or Lease:**  
**44,000 Sq. Ft.**  
**S&S Industries Building**  
**7747 Manchester Hwy.**  
**Morrison, TN**

**Total Square Feet:** 44,000 total; 720 office space

**Total Lot Size:** 5 Acres

**Zoning:** Not Zoned

**Last Use:** Warehouse

**Parking Area:** Graveled

**Condition of Building:** Good

**Ceiling Heights:** Minimum—20 ft. and 26 ft., 8 in.

**Construction Type:** Pre-engineered steel and metal; column spacing: 25' x 40'

**Floor:** 6 in. reinforced concrete

**Loading Docks:** 4 dock doors with levelers, 1 dock door without levelers, 2 drive-in doors

**Electric:** Caney Fork Electric Coop; 800 Amp 120/208 three phase

**Water:** West Warren Utility District; 2 " line

**Sewer:** West Warren Utility District; 4" line

**Gas:** Middle TN Natural Gas; 2" high pressure

**HVAC:** All areas are heated; office area is HVAC

**Sprinkled:** No

## **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:**

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