

# Available Building

**For Sale**

**WSM Building  
1241 Belmont Dr.  
McMinnville, TN**

**40,000 Sq. Ft.**

**Industrial**

**Location**

Middle Tennessee  
19 miles from I-24  
30 miles from I-40  
69 miles from Chattanooga  
73 miles from Nashville Int. Air-  
port  
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:** 40,000

**Total Lot Size:** 17Acres

**Electric:** 400 Amp Single Phase easily converted to three-phase.

**Zoning:** Industrial

**Last Use:** Warehouse & Distribution

**Ceiling Heights:** 18' Clear Minimum  
23.5' Clear Max.

**Dock Level Doors:** 8

**Drive In Doors:** 2

**Floors:** 6 inch reinforced concrete

**Facility Description:** Metal Pre-Fab  
Constructed in 1980.

**Parking:** Gravel parking.

**Electric:** McMinnville Electric

**Water:** McMinnville Water & Sewer

**Sewer:** McMinnville Water & Sewer

**Gas:** Middle TN Natural Gas

**Telecom:** Ben Lomand Telephone CO-OP

## **CONTACT:**

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