

**LAND FOR SALE**  
**±10.9 ACRES (2 PARCELS)**  
0 BELMONT DR. | MCMINNVILLE, TN 37110

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



### PROPERTY MAP



### PROPERTY SUMMARY

0 Belmont Dr. is a ±10.9 acre developable industrial/commercial site. Located in the heart of Warren County's industrial market, the site offers potential buyers a plethora of possibilities for both Spec and BTS opportunities. All utilities are on the street and are accessible for development.

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## PROPERTY HIGHLIGHTS

- **Acres:** ±10.9 (2 Parcels)
- **County:** Warren County
- **Zoning:** I-1 (Light Industrial)
- **Utilities:** On Street
- **Topography:** Flat
- **Uses:** Industrial, Flex, Self-Storage

## UTILITY MAPS

## TRANSPORTATION & ACCESS

### Distance to Major Cities:

- **Nashville:** 74 Miles
- **Chattanooga:** 73 Miles
- **Cookeville:** 46 Miles
- **Murfreesboro:** 39 Miles

### Interstate Access:

- **I-24:** 24 Miles via SR-55

### Strategic Location:

- Centrally located between major Tennessee interstates



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