

LAND FOR SALE

±10.9 ACRES (2 PARCELS)

0 BELMONT DR. | MCMINNVILLE, TN 37110



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.

William Sisk, SIOR
wsisk@lee-associates.com
D 615.751.2344

Mat Graves
mgraves@lee-associates.com
C 909.633.4818

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

±10.9 ACRES (2 PARCELS)

0 BELMONT DR. | MCMINNVILLE, TN 37110

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



William Sisk, SIOR
wsisk@lee-associates.com
D 615.751.2344

Mat Graves
mgraves@lee-associates.com
C 909.633.4818

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.