

**FOR LEASE | INDUSTRIAL FLEX BUILDING WITH 3.5 AC OF YARD SPACE**

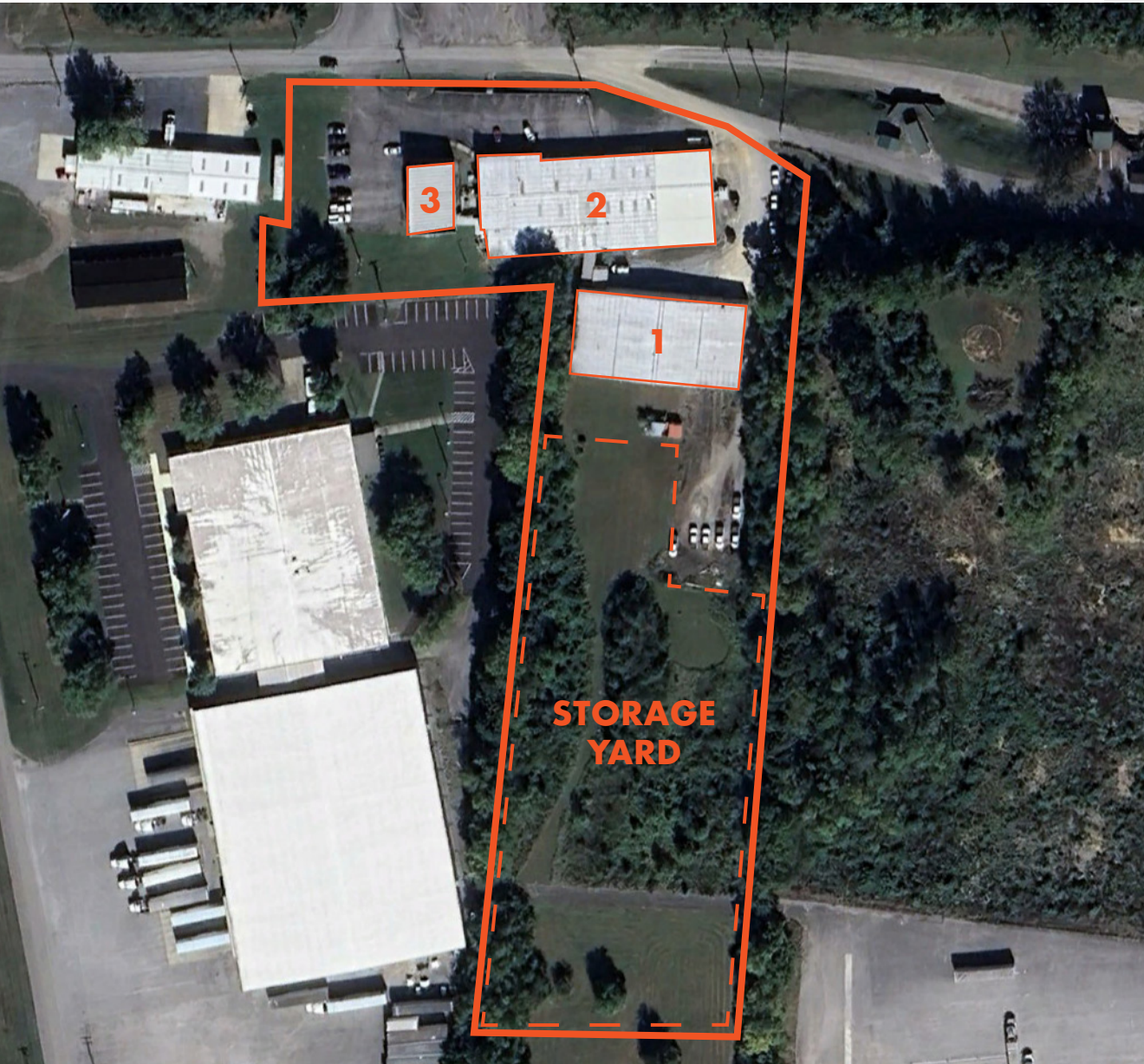
710 BLUE RIBBON PARKWAY | 33,000SF INDUSTRIAL BLDG ON 5.73 AC

**FOUNDRY**  
COMMERCIAL





## BUILDING OFFERINGS



### BUILDING 1

- 11,438SF Industrial Bldg
- Two 8" Standard Dock Doors
- 12' Wide Drive Through Door
- Ceiling Height: 16'
- Heated & Sprinklered

### BUILDING 2

- 16,000SF Flex Warehouse
- 9' Roll Up Door
- 8' Roll Up Door
- Ceiling Height: 12'6"
- Heated & Sprinklered

### BUILDING 3

- 3,500SF of Executive Office
- 1,300SF of Storage Space
- 8 Offices
- Conference Room
- Kitchenette & Break Room

### STORAGE YARD

- 3.5 AC



## PROPERTY OVERVIEW

### SIZE

33,000 SF

### PARCEL

5.73 AC

### ZONING

I-2 (General Industrial)

### YEAR BUILT

1969

### YEAR RENOVATED

2018 & 2024

### CENTRALLY LOCATED

Great Access to 41A & 231

### RATE

\$6.00/SF NNN

\$995/AC



\*Conceptual Renderings with proposed CAPx

## PROPERTY HIGHLIGHTS



### VERSATILE PROPERTY

Multiple buildings designed for diverse operational needs, including executive offices, flex space, and industrial warehouse. Ownership will consider leasing buildings and/or yard space separately.

### AMPLE YARD SPACE

3.5 acres offering extensive options for laydown storage, vehicle storage, and operational flexibility.

### PRIME LOCATION

Centrally located in a logistics hub with proximity to Highways 41, 231, and Interstate 24, ensuring excellent connectivity.

### LOADING EFFICIENCY

Equipped with two loading docks and multiple roll-up doors to facilitate smooth and efficient logistics operations.

### FLEXIBLE SPACES

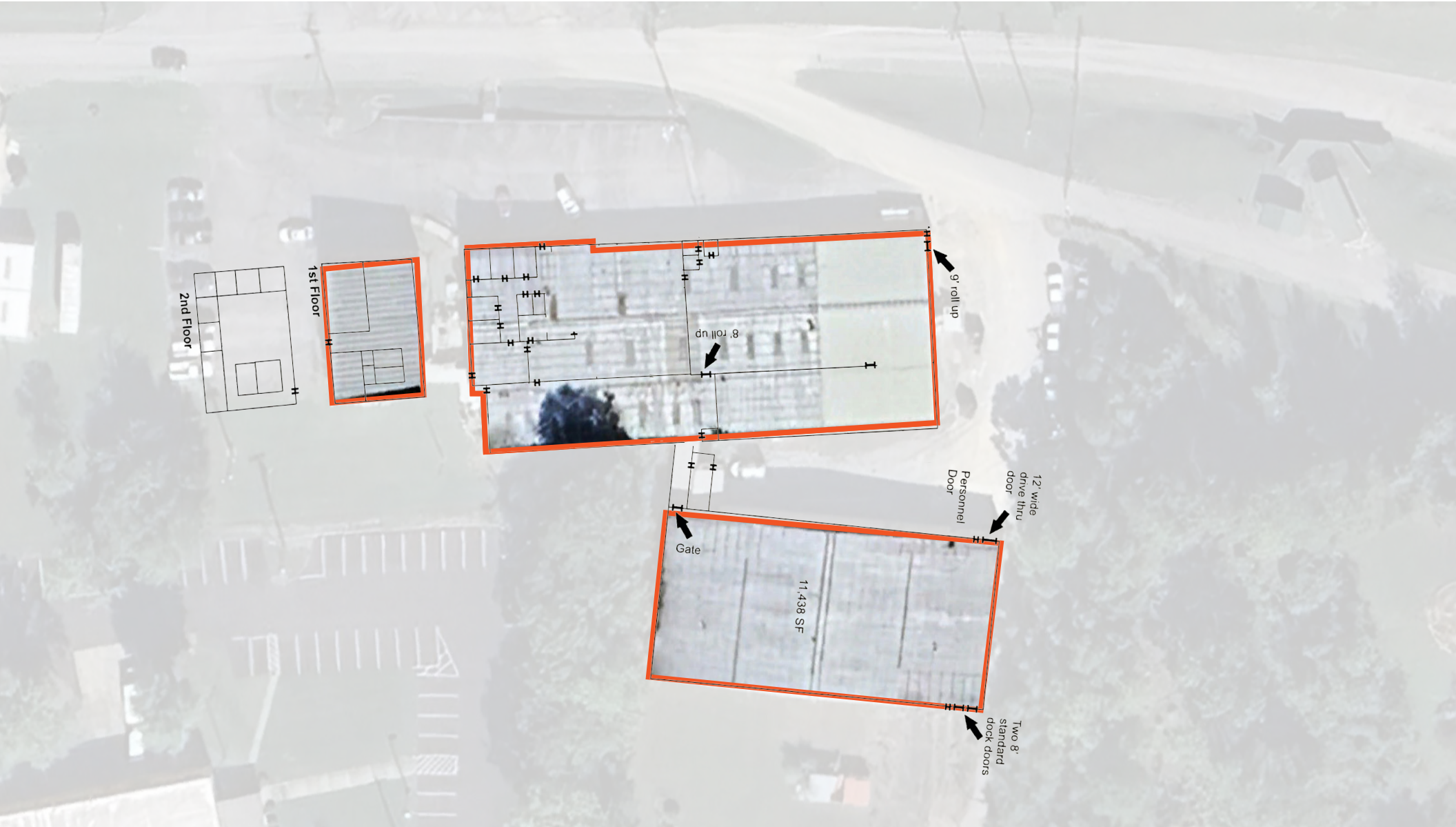
Heated and cooled flex space, along with varying sizes of office and warehouse areas, providing customizable options for different business needs.



\*Conceptual Renderings with proposed CAPx

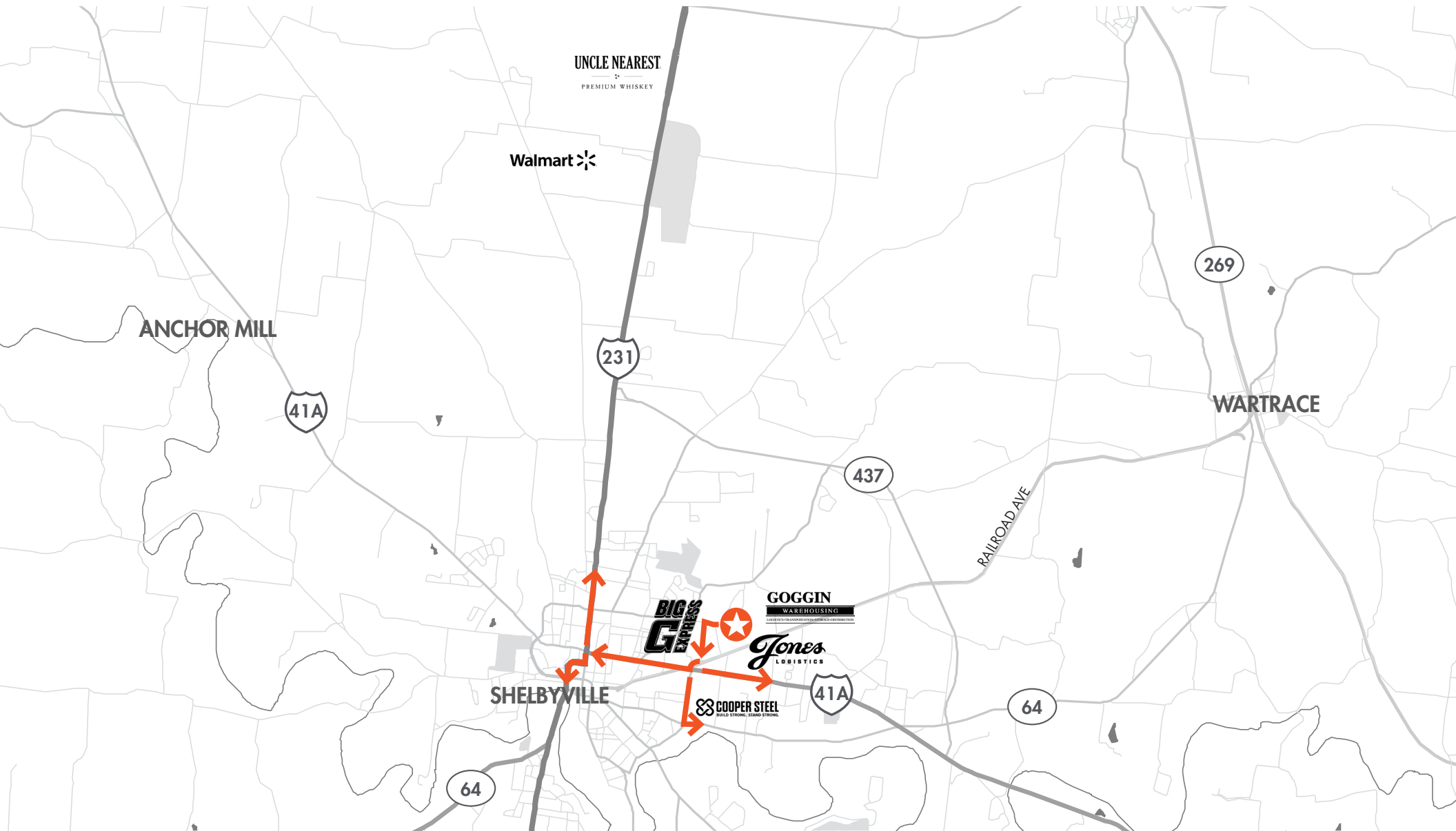


# FLOOR PLANS



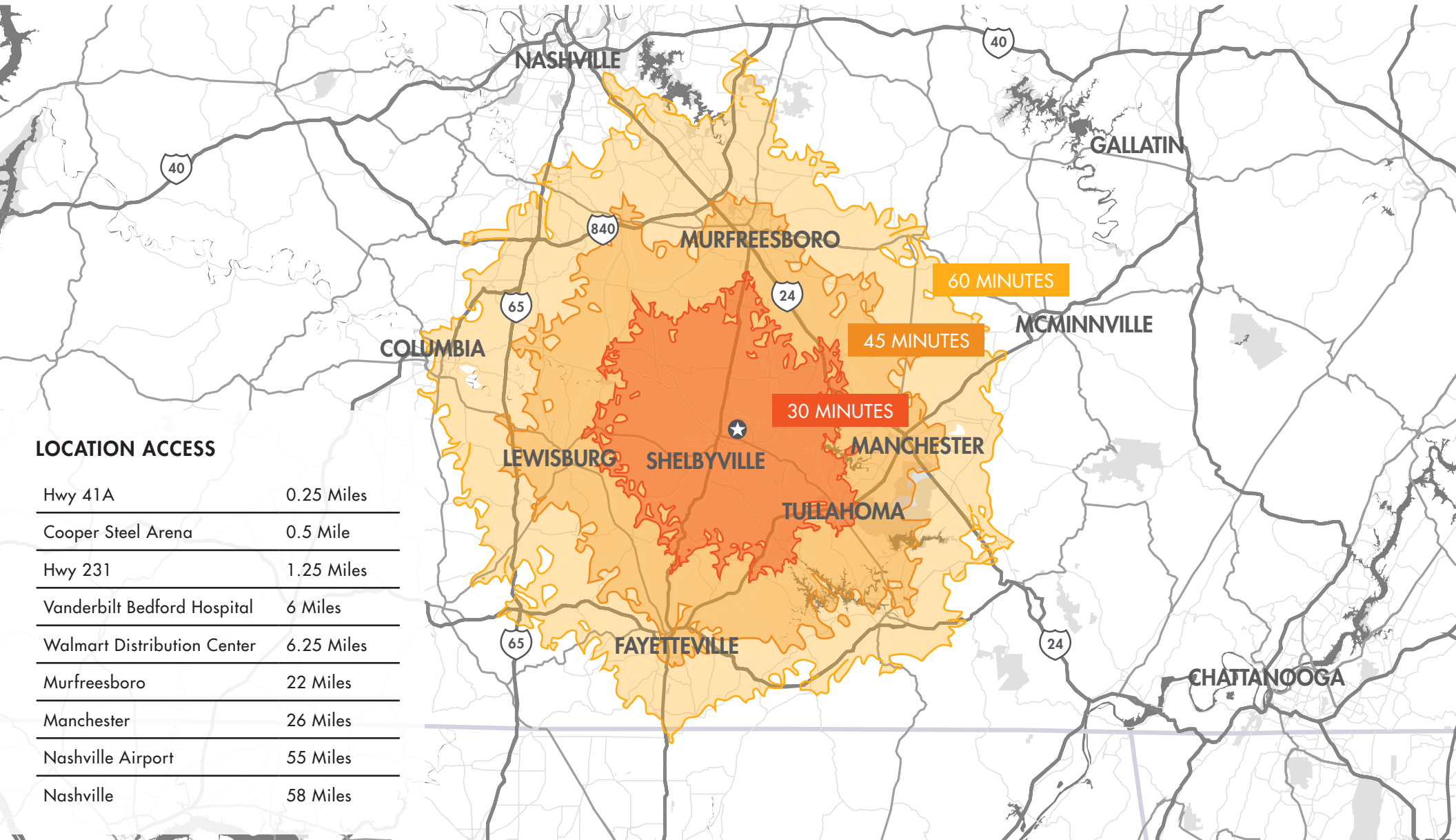


# ACCESS MAP





# DRIVE TIME MAP



## LOCATION ACCESS

Hwy 41A	0.25 Miles
Cooper Steel Arena	0.5 Mile
Hwy 231	1.25 Miles
Vanderbilt Bedford Hospital	6 Miles
Walmart Distribution Center	6.25 Miles
Murfreesboro	22 Miles
Manchester	26 Miles
Nashville Airport	55 Miles
Nashville	58 Miles



**710 BLUE RIBBON PKWY**

SHELBYVILLE, TN

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