

FORTRESS HOLDINGS
High-Powered Industrial / Flex Building For Lease

4100 Warren Road

Humboldt, TN 38343 • Gibson County • ±9,300 SF • 0.70 Acres

\$8-\$9
RENT / SF NNN

3-Phase
POWER ON-SITE

Full A/C
CLIMATE CONTROLLED

±9,300
BUILDING SF



EXTERIOR • 16-FT ROLL-UP



AERIAL • SITE & APRON



OPEN CLEAR-SPAN BAY

PROPERTY OVERVIEW

ADDRESS	4100 Warren Road, Humboldt, TN 38343 — Gibson County, West TN industrial corridor near the Jackson MSA and I-40.
SITE	±0.70 acres with ±7,000–8,000 SF concrete apron plus parking. Level, work-ready yard.
BUILDING	Freestanding insulated metal building, ±9,300 SF (60'×140'), built 2020. Two rooms — 60'×60' and 60'×80' — joined by a man door and a 12'H×16'W motorized roll-up.
HVAC	Fully air conditioned. 10-ton three-phase central unit (60×60) plus 250,000 BTU heat, exhaust fan, and three 4'×4' louvers (60×80). With the dividing roll-up raised, the 10-ton unit conditions both rooms as one open envelope.
POWER	Heavy three-phase service with dedicated transformer, distribution panels, and named laser / chiller disconnects — built for equipment-intensive fabrication.
IMPROVEMENTS	LED high-bay lighting, sealed concrete floors, in-place powder-coating / oven setup, and a finished private office with shower. Turn-key for a fabrication or light-manufacturing tenant.

BUILDING & SPACE BREAKDOWN

AREA	APPROX. SF	CONDITIONING	ACCESS	NOTES
60×60 Room	±3,600	10-ton 3-phase A/C	Man door	Powder-coating / oven setup; finished office w/ shower
60×80 Room	±4,800	Heat + louvers + exhaust	12'×16' roll-up	250K BTU heater; (3) 4'×4' louvers; open production floor
Support / Office	Included	Air conditioned	Interior	Private office, shower, and utility areas
Total Building	±9,300	Fully air conditioned	12'H × 16'W roll-up	60' × 140'

Note: Total building ±9,300 SF per owner — fully air conditioned. Square footage, dimensions, and mechanical systems to be confirmed by tenant during due diligence.



FABRICATION FLOOR



3-PHASE DISTRIBUTION



TRANSFORMER & PANELS

LEASE TERMS

SPACE	SF	RATE (NNN)	ANNUAL BASE RENT	NOTES
Entire Building	±9,300	\$8-\$9 / SF	\$74,400-\$83,700	NNN

Asking Rent: \$8-\$9 / SF NNN ≈ \$74,400-\$83,700 / Year

Triple-net structure — tenant responsible for taxes, insurance, and CAM (est. \$1.50 / SF average TN expense load). Rate reflects a heavily-powered, fully air-conditioned, 2020-built flex building positioned at the top of the West TN submarket range yet below newer Jackson-corridor small-bay flex pricing.

WHY THIS PROPERTY

ATTRIBUTE	DETAIL
High-Powered	Heavy three-phase power with dedicated transformer, distribution panels, and named laser / chiller disconnects — built for equipment-intensive fabrication, coating, and light manufacturing without costly utility upgrades.
Fully Air Conditioned	10-ton three-phase central A/C plus 250,000 BTU heat, louvers, and exhaust ventilation — climate-controlled comfort across the entire building, rare for flex space of this type.
Fabrication-Ready	In-place powder-coating / oven setup on the production side; ideal for metalworking, coating, and industrial trades.
Modern & Turn-Key	Constructed in 2020 with LED high-bay lighting, sealed floors, and a finished private office with shower — minimal tenant fit-up required.
Work-Ready Yard	±7,000-8,000 SF concrete apron plus parking supports staging, loading, and equipment maneuvering on a level 0.70-acre site.
Location	Humboldt / Gibson County in the growing West TN industrial corridor — close to the Jackson MSA, US-45W, and I-40 logistics access.

MARKET CONTEXT & COMPARABLES

Lease Comparables — West TN Flex / Industrial

COMP	SF	NNN
Jackson flex, Truck Center Dr	±5,400	\$10.22
Midtown Jackson (HCB)	±5,000	\$11.29
Jackson industrial (avg-high)	varies	\$5-\$12

Submarket Context — Humboldt / Gibson Co.

METRIC	FIGURE
Jackson industrial avg	~\$5 - \$12 / SF
TN functional industrial band	\$8 - \$11 / SF
NNN expense load (TN avg)	\$1.50 / SF

At \$8-\$9/SF NNN, this fully air-conditioned, heavily-powered 2020 flex building prices at the top of the local Humboldt range yet below newer Jackson-corridor small-bay flex. Comps: LoopNet, HCB Development, Realmo, Buchanan Realty Group (2025-2026).

PROPERTY PHOTOS



EXTERIOR • ROLL-UP DOOR



AERIAL • SITE & APRON



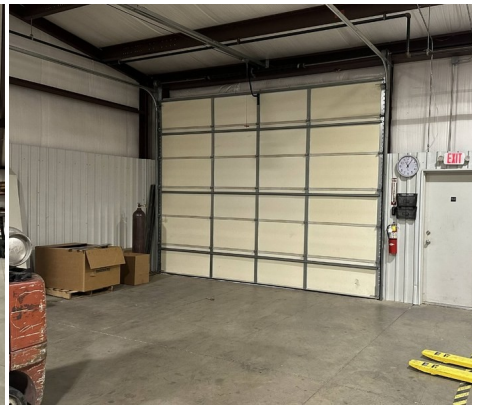
OVERHEAD • ROOF & LOT



OPEN CLEAR-SPAN BAY



FABRICATION FLOOR



INTERIOR ROLL-UP & EXIT



3-PHASE DISTRIBUTION



TRANSFORMER & PANELS



FINISHED OFFICE

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