



LIGHT INDUSTRIAL

FOR SALE

# 3689 CHERRY ROAD 38118

- +/- 10,741 HEATED & COOLED SQUARE FEET
- 2 PARCELS +/- 1.548 ACRES | 33 PARKING SPACES | ZONED EMPLOYMENT
- 13 PRIVATE OFFICES | 4 BATHROOMS | RECEPTION | CONFERENCE ROOM  
SERVER ROOM | 2 TRAINING/ MULTI-PURPOSE ROOMS | KITCHENETTE
- WAREHOUSE : 2 GRADE LEVEL DOORS [ 10' X 12' & 8' X 8' ] & 1 DOCK DOOR [ 8'W X 10'T ]  
CLEAR HEIGHT 18FT & PALLET RACKING SYSTEM REMAINS
- BUILDING AUTOMATION SYSTEM (BAS) CONTROLLING HVAC | MOTION LIGHTS |  
FOB ACCESS TO EACH OFFICE | AUTOMATIC GATES | CAMERA SYSTEM

- GENERAC GENERATOR
- 3 PHASE POWER | 208 V
- CAT 6 ETHERNET
- FENCED PERIMETER
- GATE ACCESS



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