



FOR LEASE

342 SHELBYVILLE MILLS RD

384,000 SF
SHELBYVILLE, TN

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**PLANNED
RENOVATIONS
2026: WHITEBOX
RENOVATIONS, LED
LIGHTS, NEW ROOF,
& CONCRETE FLOORS**



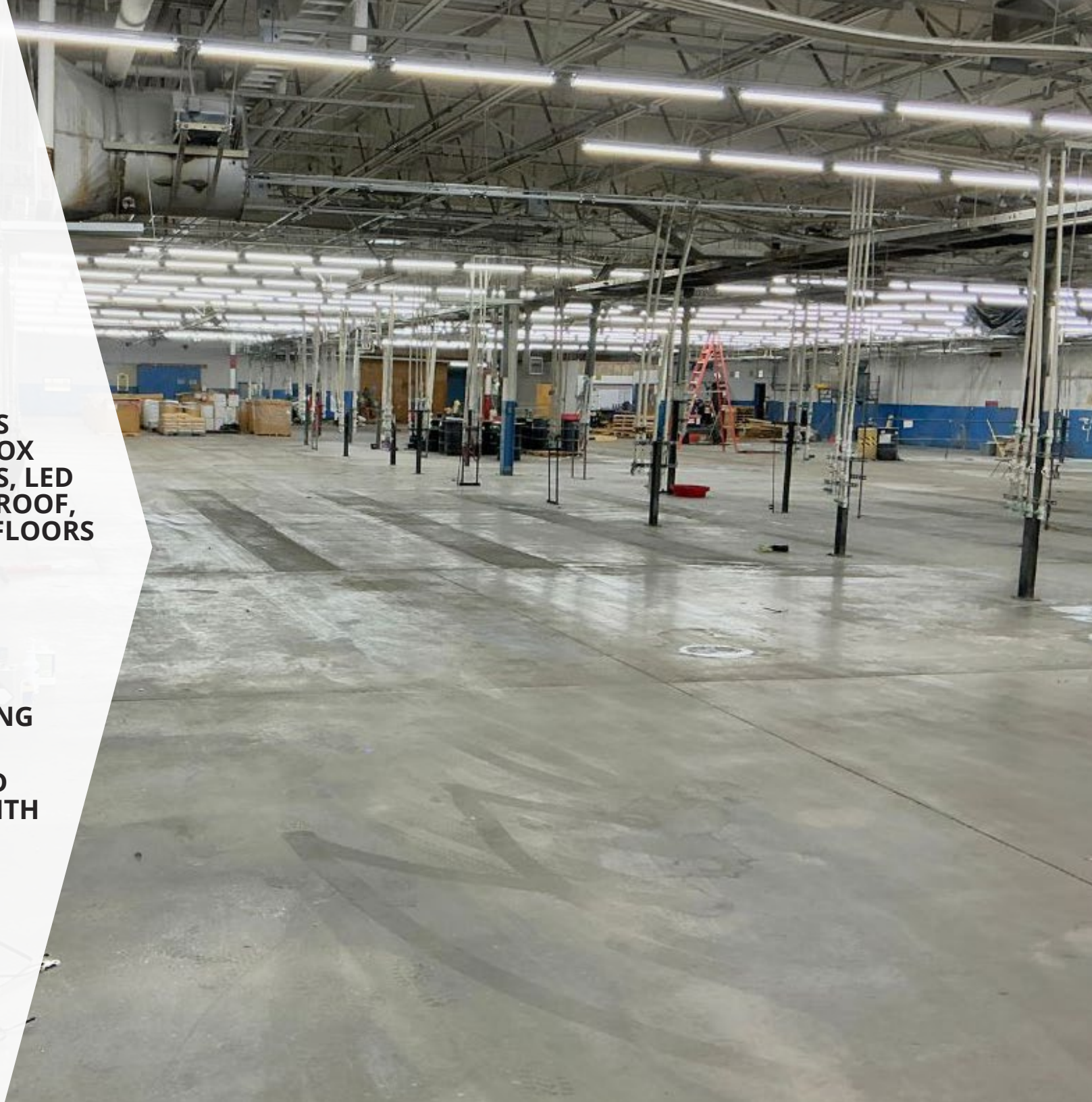
**RECENTLY
RENOVATED
OFFICES**



AMPLE PARKING



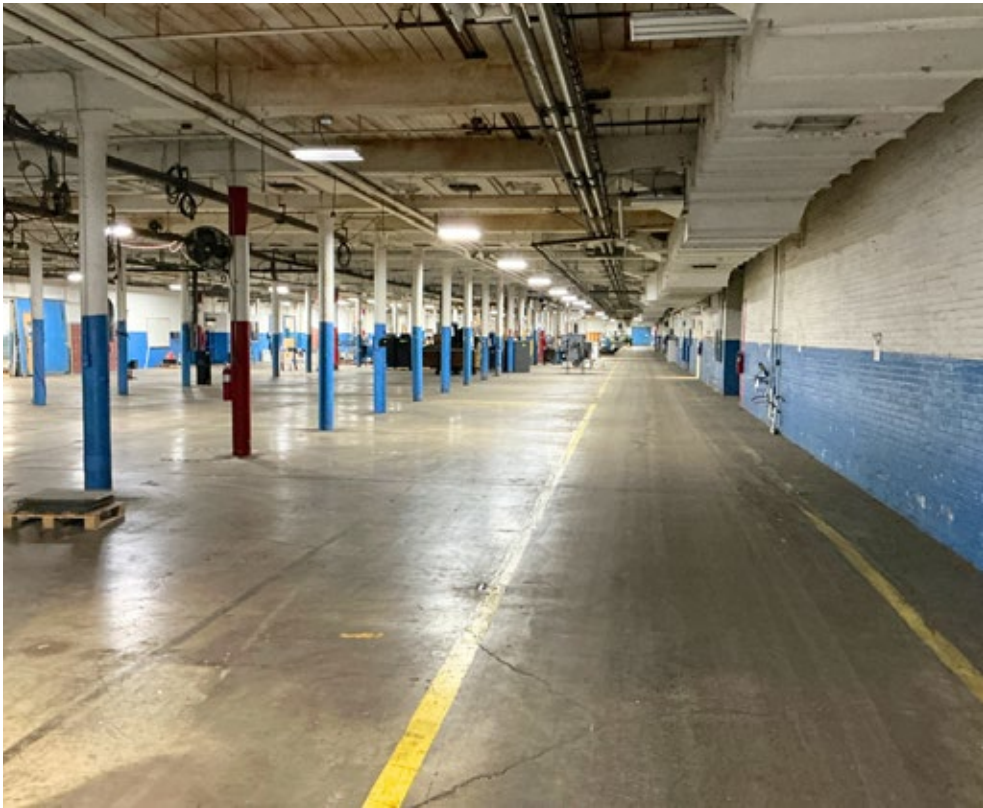
**FULLY FENCED
& SECURED WITH
GUARDSHACK**



PROPERTY DETAILS

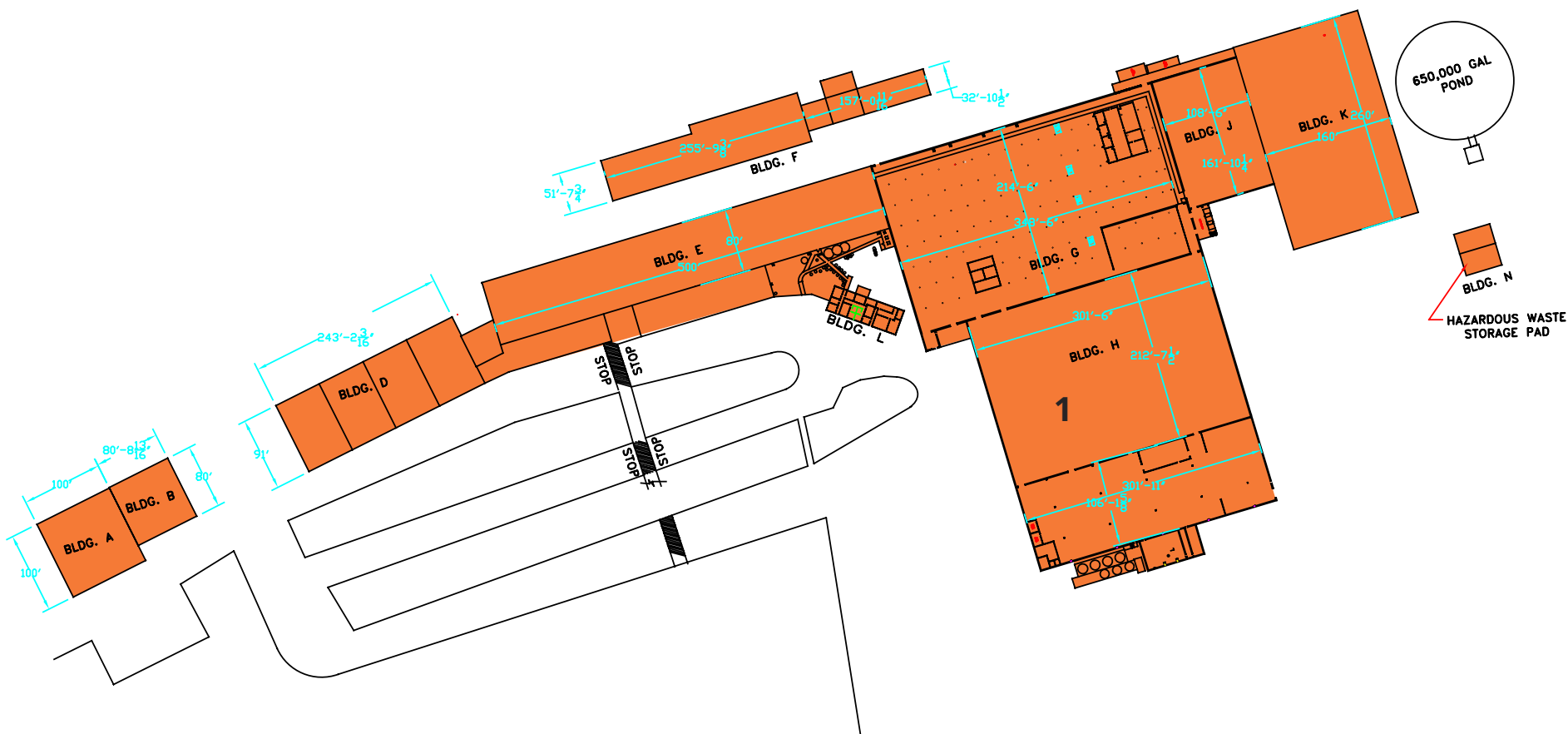
342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN

AVAILABLE SPACE	384,000 SF
DOCK DOORS	7
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	10' - 25'
ROOF	TPO Overlay
WALLS	Masonry & Metal
FLOORS	Reinforced Concrete
YEAR BUILT	1929
YEAR RENOVATED	2026
LIGHTING	LED
POWER	6, 480V Utility Feeds 2 Modernized 1600A GE Switchboards
PARKING	Ample
LAND AREA	107.67 Acres
ZONING	I2: Industrial Heavy
PARCEL ID	002088 04800



FLOOR PLAN

342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	10' - 25'	384,000 SF
TOTAL			384,000 SF

LOCATION MAP

342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN

US-41	3 MILES
I-24	21 MILES
HUNTSVILLE, AL	58 MILES
NASHVILLE, TN	61 MILES
CHATTANOOGA, TN	98 MILES

