



NAICharter

FOR SALE
2401 Blue Springs Road
Cleveland, TN 37311

INDUSTRIAL

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Property Overview

Located in the southeastern industrial corridor of Cleveland, TN, this heavy industrial warehouse center was formerly housed a container-board manufacturing facility. The property offers active rail access and is conveniently situated just a short distance from I-75. Features include ample parking and a dedicated entrance for shipping and receiving, making it ideal for logistics and manufacturing operations.

Key Features

- > Multiple Offices
- > Warehouse
- > Maintenance Room
- > Boiler Room
- > Waste Water Treatment Area
- > Norfolk Southern Railroad Services
- > Ample Parking
- > Truck Parking 50±
- > 0.1 Mile from Hwy 64 (APD 40)
- > 3.5 Miles from I-75



FOR SALE
Industrial Warehouse
255,845± SF | 24.7± AC

Offering Summary

SALE PRICE:	\$13,800,000	PRICE REDUCED \$11,000,000
SQUARE FOOTAGE:	255,846± SF	
ACRES:	24.7±	
2024 RE CITY & COUNTY:	\$50,331.81	
TAX ID:	057N C 001.00	
ZONING:	Heavy Industrial (IH)	

Property Highlights

- Dock Doors: 17
- Drive-In Doors: 2
- Lighting: LED
- Ceiling: Varies 12' - 28' Clear (see attached floorplan)
- Rail Access: (9) Rail Doors
- Power: 1500 KVA
- Sprinkler: Dry System

Property Photos

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Property Photos

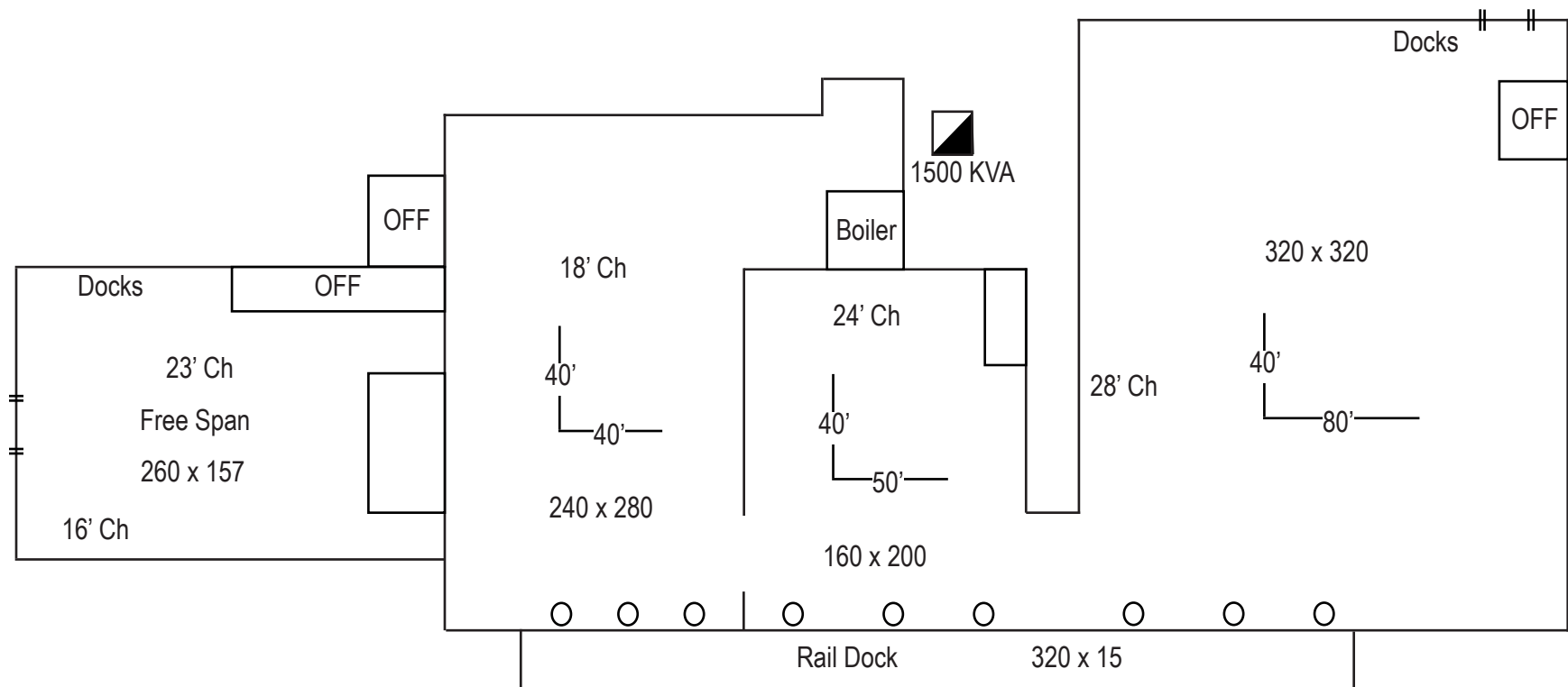
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Property Floorplan

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Blue Springs Road



Aerial Photos

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Aerial Map

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