



FOR LEASE

342 SHELBYVILLE MILLS RD

378,492 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

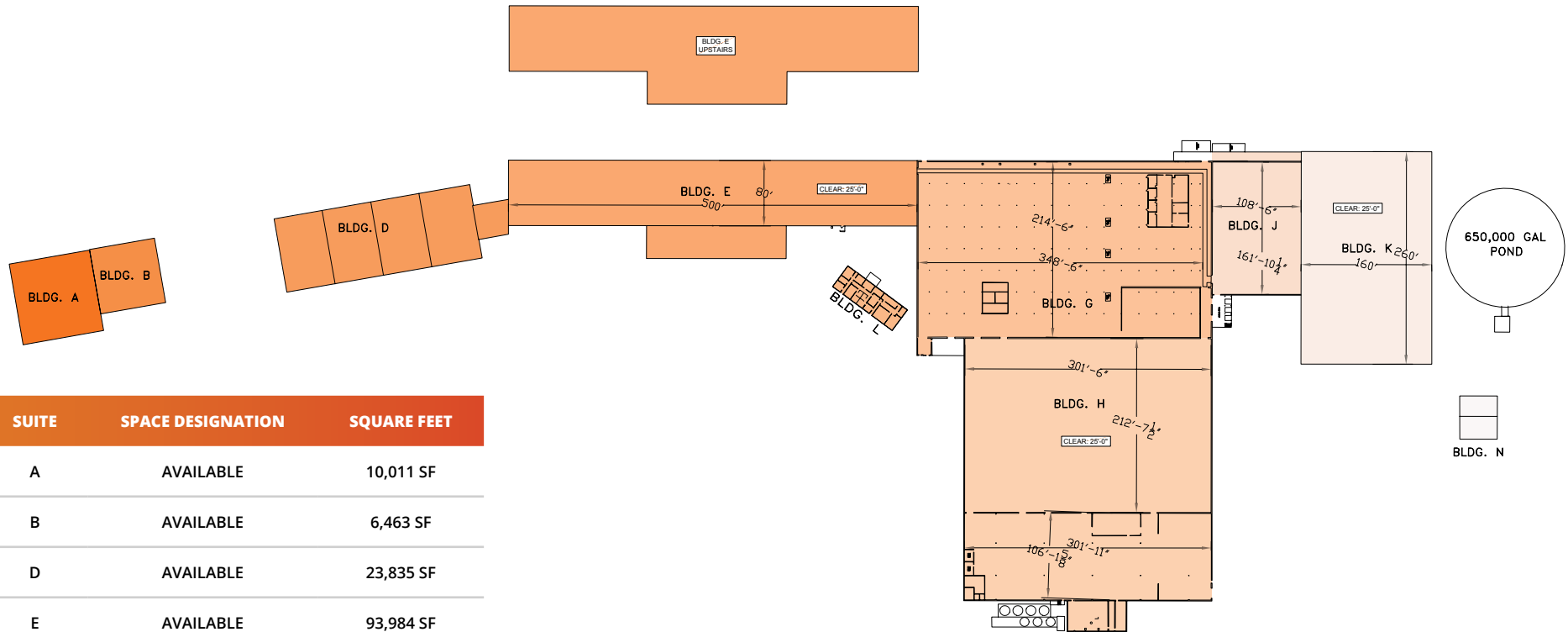
342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN

AVAILABLE SPACE	378,492 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

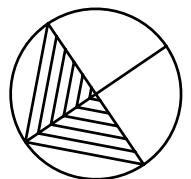


FLOOR PLAN

342 SHELBYVILLE MILLS RD | SHELBYVILLE, TN



SUITE	SPACE DESIGNATION	SQUARE FEET
A	AVAILABLE	10,011 SF
B	AVAILABLE	6,463 SF
D	AVAILABLE	23,835 SF
E	AVAILABLE	93,984 SF
L	AVAILABLE	2,892 SF
G	AVAILABLE	78,658 SF
H	AVAILABLE	100,649 SF
J	AVAILABLE	17,936 SF
K	AVAILABLE	41,636 SF
N	AVAILABLE	2,428 SF
TOTAL		378,492 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



SHELBYVILLE