

**FOR SUBLEASE**  
**67,000 SF INDUSTRIAL WAREHOUSE**  
200 CARRIER DRIVE | MORRISON, TN 37357



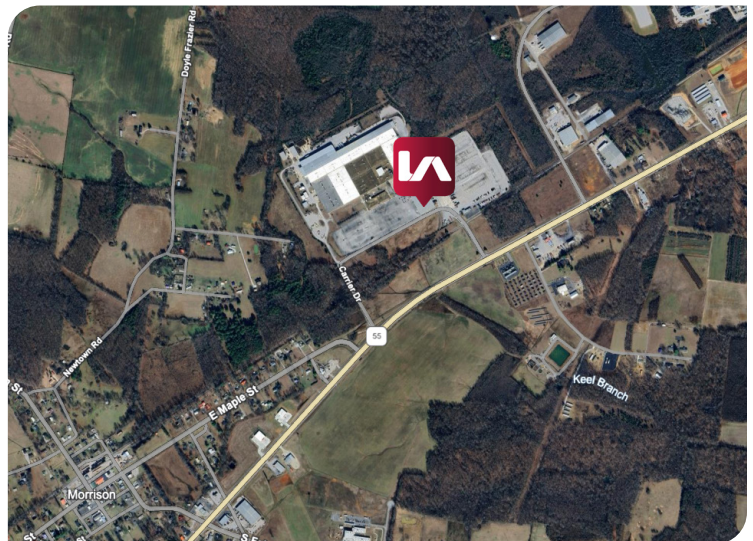
**PROPERTY SUMMARY**

200 Carrier Drive is strategically positioned in the Mountain View Industrial Park, just off State Route 287, offering seamless connections to SR-55 and is approximately 12 miles from Interstate 24, making it ideal for regional distribution and manufacturing operations.

**VIDEO OVERVIEW**

Mathew Graves  
mgraves@lee-associates.com  
C 909.633.4818

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





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**PROPERTY HIGHLIGHTS**

<b>Building Size</b>	67,000 SF
<b>Office Space</b>	2,000 SF of climate-controlled office space with 4 separate office areas
<b>Additional Land</b>	Up to 20 acres of Industrial Outdoor Storage (IOS) available
<b>Clear Height</b>	16'-18'
<b>Dock Doors</b>	8 (9'3" x 10')
<b>Grade-Level Door</b>	1 (12' x 16')
<b>Column Spacing</b>	25' x 55'
<b>Racking</b>	Can remain or be removed based on tenant needs

**UTILITIES & POWER**

<b>Electrical Capacity</b>	2,700 Amps   480 Volts
<b>Compressed Air</b>	50 Horsepower   150 PSI system throughout warehouse

**FIRE PROTECTION**

<b>Sprinkler System</b>	Fully sprinkled
<b>Fire Suppression Capacity</b>	1,500 Gallons per minute

**SITE PLAN**



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