



FOR LEASE OR SALE | **143,362 SF**
1 CEDAR KING ROAD | **SHELBYVILLE, TN**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



18 DOCKS



**CLEAR HEIGHTS
UP TO 22'**



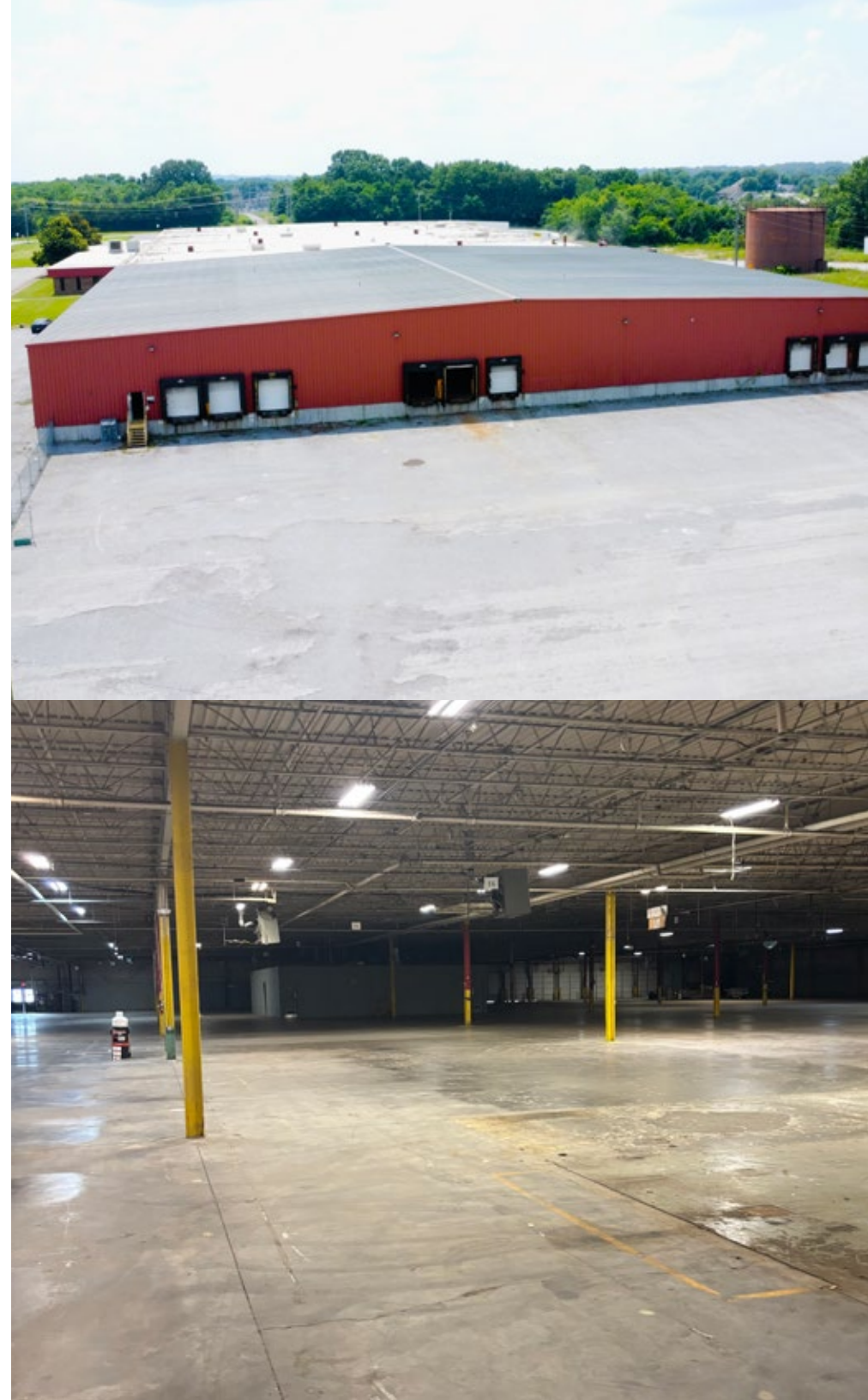
TRAILER PARKING



PROPERTY DETAILS

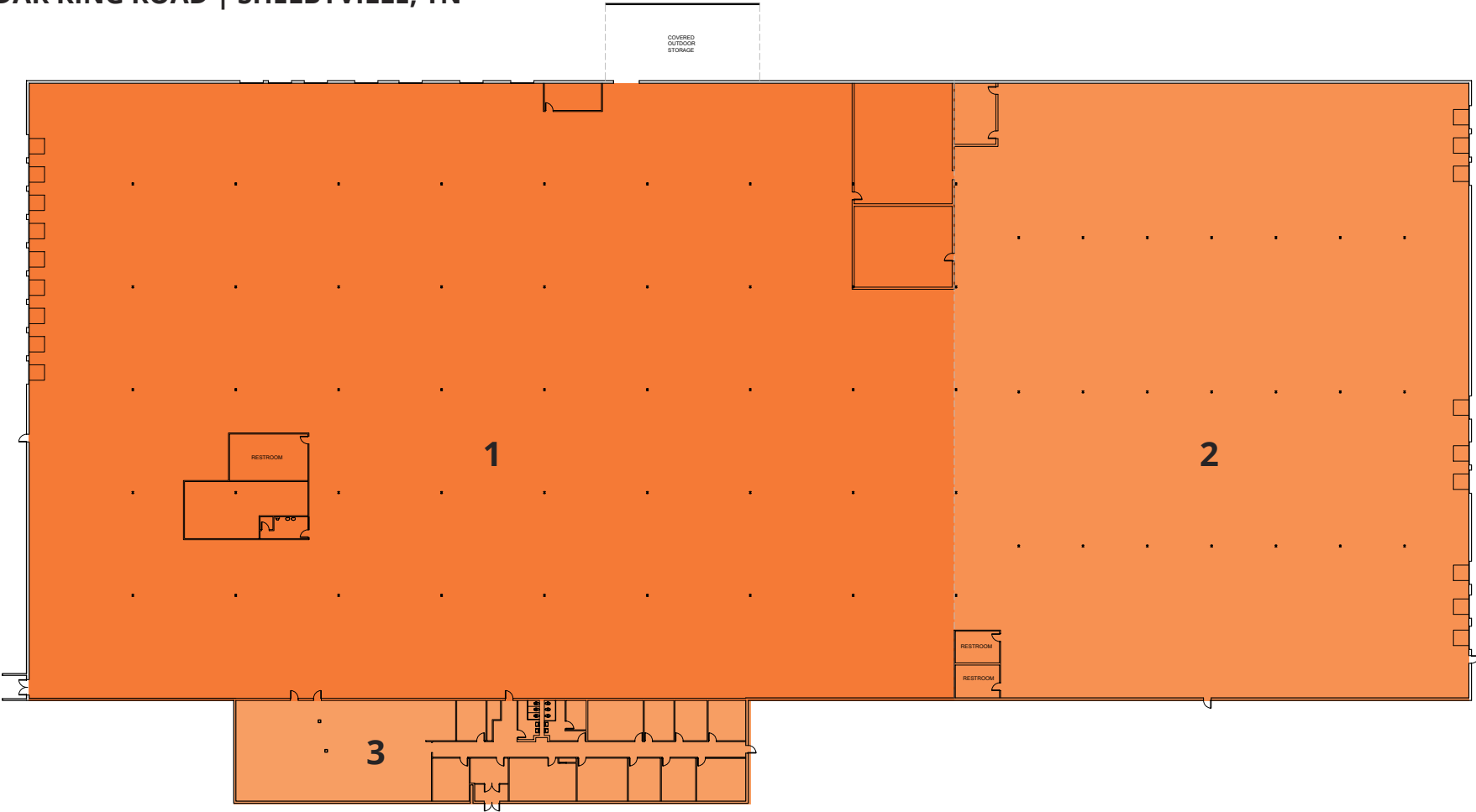
1 CEDAR KING ROAD | SHELBYVILLE, TN

AVAILABLE SPACE	143,362 SF
OFFICE SPACE	8,084 SF
CLEAR HEIGHT	16' - 22'
DOCKS	18
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1974
YEAR RENOVATED	2005
LIGHTING	Fluorescent
FIRE SUPPRESSION	Wet System
PARKING	Approximately 150 Surface Spaces
LAND AREA	15.86 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	007-029.00
OPEX ESTIMATE	\$0.59/SF

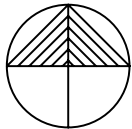


FLOOR PLAN

1 CEDAR KING ROAD | SHELBYVILLE, TN



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	16'	40' x 40'	9	86,727 SF
2	AVAILABLE WAREHOUSE	19' - 22'	25' x 60'	9	48,551 SF
3	AVAILABLE OFFICES	DROP CEILING	N/A	N/A	8,084 SF
TOTAL					143,362 SF



1 CEDAR KING ROAD | SHELBYVILLE, TN

US-41	3 MILES
I-24	25 MILES
NASHVILLE	59 MILES
HUNTSVILLE	60 MILES
CHATTANOOGA	96 MILES





FOR LEASE OR SALE | **142,320 SF**
1 CEDAR KING ROAD | **SHELBYVILLE, TN**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.