



Old Highway 43 - 14,035 AADT

South Main Street 3,946 AADT

# For Sale

2 Parcels totaling  $\pm$  6.32 Acres (Divisible)

1051-1059 S. Main Street,  
Mt. Pleasant, TN 38474

① **SOLD**

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## Opportunity

Colliers International Nashville is pleased to offer the opportunity to purchase a commercially zoned  $\pm$ 15-acre tract that includes multiple purchase options.

1. Vacant Land: 8.61 Acres - \$215,000 **SOLD**
2. 1059 S. Main: 2 Industrial Buildings on 2 Acres - \$975,000
3. 1051 S. Main: House/Shop on 4.32 Acres - \$475,000



## Location & Features

The subject property is located in Mount Pleasant, a city in Maury County, Tennessee. Home to the Maury County Regional Airport, Mount Pleasant is located approximately 16 miles from Columbia, 27 miles from Spring Hill and 41 miles from Franklin, Tennessee.

### Opt 1 - **SOLD**

- 8.61 Acres
- Various sheds

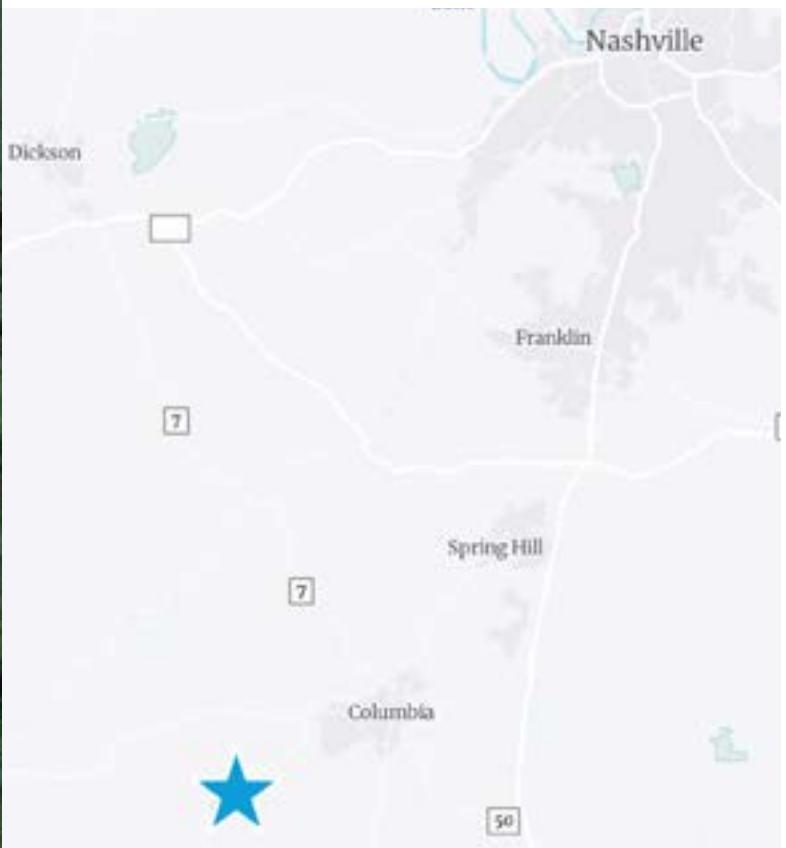
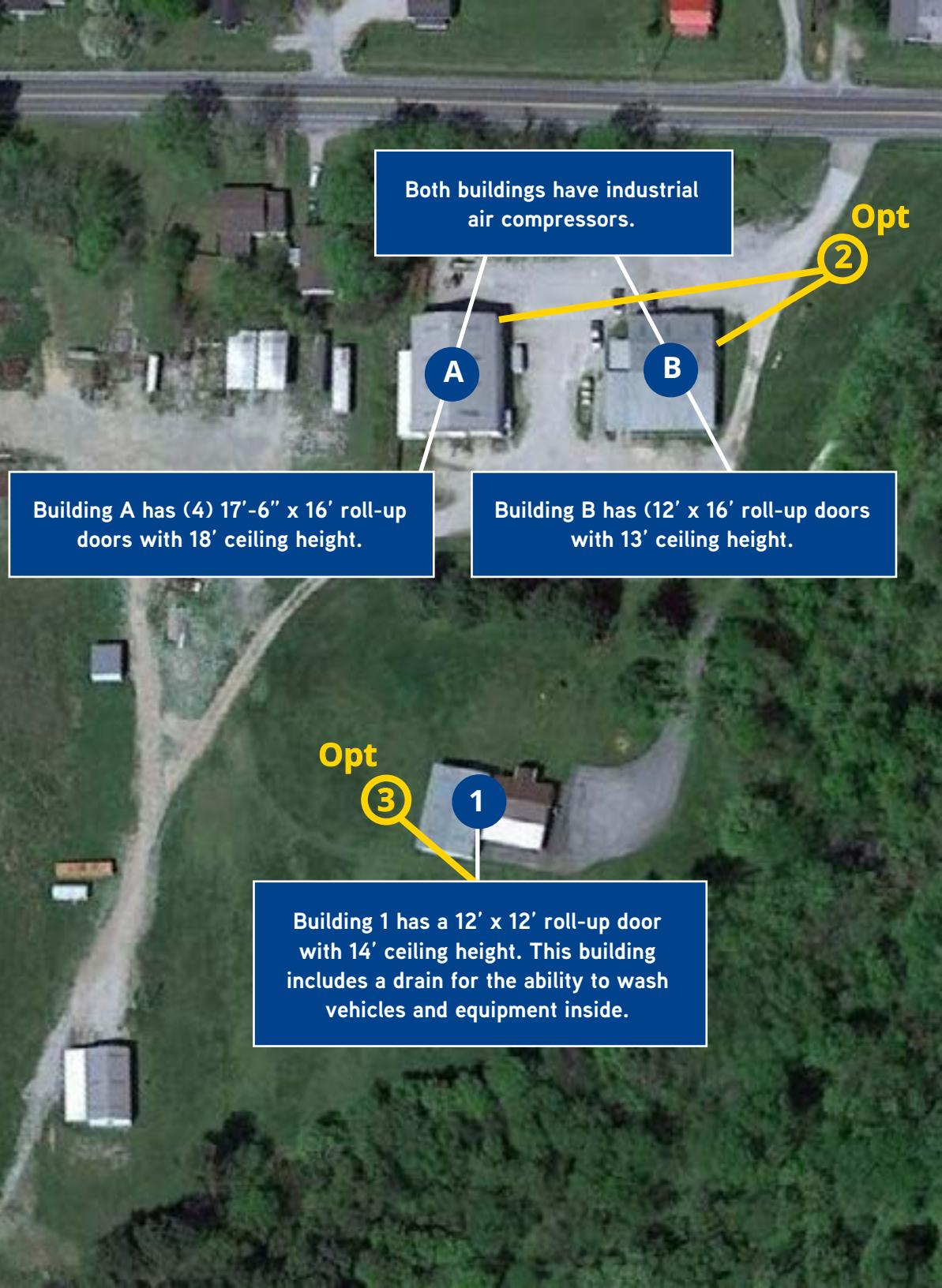
### Opt 2

- Building A: 4,000 SF warehouse/ shop - 2017 new heat  
(2) Roll-up doors
- Building B: 4,800 SF warehouse/ shop - 2017 new heat  
(4) Roll-up doors  
(1) 5-ton overhead crane  
(2) 2-ton overhead cranes
- Pre-wired for fuel tanks with explosion proof hardware

### Opt 3

- Building 1: 2,700 SF office 1,300 SF warehouse and mezzanine storage





## Rentable Areas (APPROX)

Building (1) + Office	4,000 SF
Building (A)	4,000 SF
Building (B)	4,800 SF
<b>Total SF</b>	<b>12,800 SF</b>



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