



Colliers

Old Highway 43 - 14,035 AADT

South Main Street 3,946 AADT

# For Sale

2 Parcels totaling ± 6.32 Acres (Divisible)

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

①  
**SOLD**

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③

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## Opportunity

Colliers International Nashville is pleased to offer the opportunity to purchase a commercially zoned ±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





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.

## Location & Features

### 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



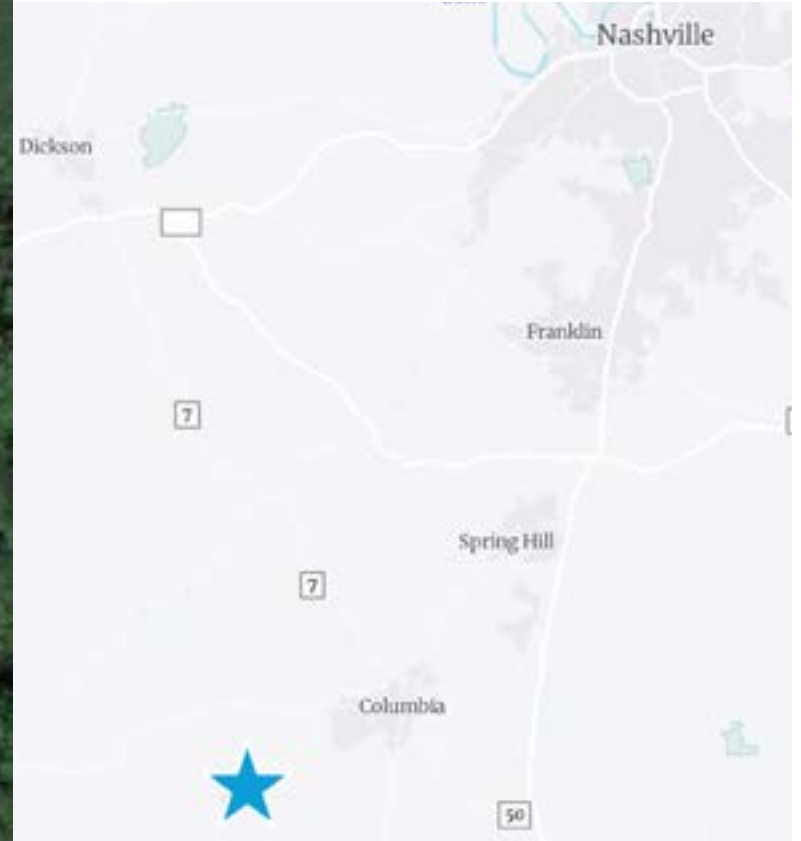


Both buildings have industrial air compressors.

Building A has (4) 17'-6" x 16' roll-up doors with 18' ceiling height.

Building B has (12' x 16' roll-up doors with 13' ceiling height.

Building 1 has a 12' x 12' roll-up door with 14' ceiling height. This building includes a drain for the ability to wash vehicles and equipment inside.



## 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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An aerial photograph of a large, irregularly shaped property. The property is highlighted with a thick yellow outline and a semi-transparent yellow fill. The word "SOLD" is written in large, bold, red capital letters with a white outline, centered over the property. The surrounding area includes a road, some smaller buildings, and dense green trees.

**SOLD**

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