

BROCHURE

6263

TENNESSEE 54
BROWNSVILLE, TN 38012



 **PROSPER**
REALTY GROUP

MULTI- WAREHOUSE PROPERTY FOR SALE

6263 TENNESSEE 54, BROWNSVILLE, TN 38012



PROPERTY DESCRIPTION

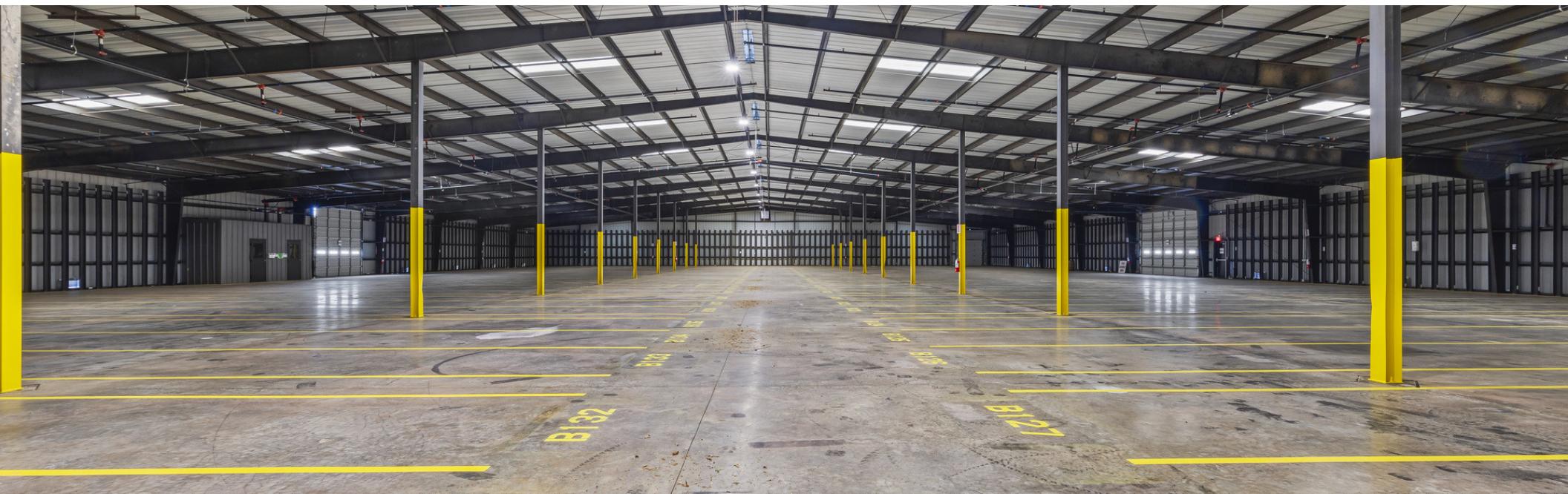
Offered for sale is a rare, large-scale industrial storage and distribution complex totaling approximately $270,000\pm$ square feet, comprised of six (6) separate $44,500\pm$ SF warehouse buildings, a separate office, and maintenance shops, situated on $22\pm$ fully fenced acres in Haywood County, Tennessee.

Originally constructed for Agricultural storage, the property features warehouses with 16-foot eaves and approximately 22-foot peak heights, providing functional vertical clearance for a variety of storage and logistics uses. Each building is equipped with one (1) loading dock and two (2) ground-level roll-up doors, allowing for efficient truck access and flexible loading configurations.

OFFERING SUMMARY

Sale Price:	\$10,450,000
Number of Units:	6
Lot Size:	22 Acres
Building Size:	270,000 SF

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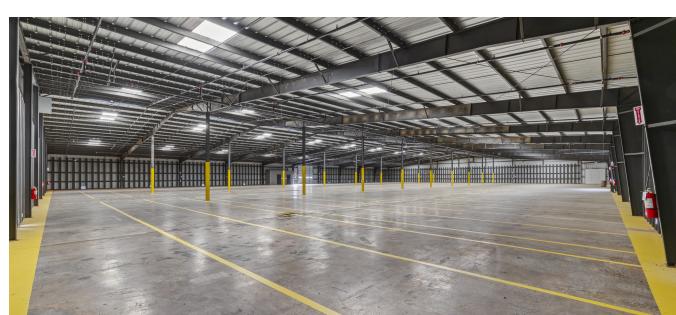
The campus-style layout offers excellent separation of buildings and operational flexibility, making the property suitable for single-user occupancy, multi-tenant industrial use, bulk storage, distribution, agricultural storage, equipment storage, or contractor operations.

The fully fenced site provides enhanced security and controlled access, while the expansive acreage allows for truck circulation, trailer storage, and outdoor laydown areas. This offering represents a hard-to-replicate industrial asset combining scale, land, and adaptability in a market with limited comparable inventory.

PROPERTY HIGHLIGHTS

- 270,000+- total square feet
- Built in 1996
- Renovated in 2024
- 22 Acres
- Fenced in
- 6 separate Warehouses
 - - All with:
 - - 2 Ground Level Roll Up Doors
 - - 1 New Dock Level Loading Bay
 - Includes additional office and maintenance shop
 - Updated Dry Sprinkler System

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