



## COMMERCIAL Industrial/Warehouse FOR SALE

Address: 6853 & 6863 Lascassas Pike,  
Lascassas, TN 37085  
Price: \$2,800,000  
Price per SF: \$267  
Building Size: 10,500 SF  
Land Size: 8.71 Acres  
Year Built: 2008  
Zoning: Commercial Service (CS)  
County: Rutherford County, TN  
MLS #: 3017524



## Investment Highlights

- ✓ Rare large-acreage CS-zoned property
- ✓ High-visibility location with strong traffic exposure
- ✓ Modern clear-span warehouse with excellent specs
- ✓ Multiple permitted commercial uses
- ✓ Ideal for owner-user or long-term investment
- ✓ Growth corridor near Murfreesboro



## Contact



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# Commercial Real Estate For Sale

Strategically situated along a high-traffic corridor, approximately 10 miles from Murfreesboro, this property provides outstanding visibility, accessibility, and significant potential for long-term growth.



## Zoning & Potential Uses

- Contractor headquarters
- Warehouse & distribution
- Logistics & fleet operations
- Light manufacturing
- Professional offices
- Training centers
- Churches or event venues
- Daycare or institutional uses
- Trade-based and service businesses

## Site Improvements

- Heavy-duty asphalt lot
- Ample on-site parking
- Fenced outdoor storage area
- Barn and shed with power & water
- Concrete pad for fuel or oil tank storage
- Security & surveillance system
- Excellent ingress/egress
- Large acreage allows for future expansion, additional buildings, or outdoor storage.

## Warehouse Features

→ **8,500 sqft**

- Clear-span warehouse design
- 26' clear height
- 8 oversized electric drive-in doors (20' x 16')
- 8" sealed & striped concrete floors
- Waste oil heating system
- Gas-fired heaters
- Compressed air lines
- Bright industrial lighting

## Office Features

→ **2,000 sqft**

- Professional reception area
- 5 private offices
- Conference room
- Kitchen / break area
- Storage Rooms
- Quality interior finishes
- Functional layout suitable for administration, management, or client-facing operations

**Benchmark**  
REALTY<sub>LLC</sub>