



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



www.benchmarkrealtytn.com



juliebaezrealtor@gmail.com



914-207-4874



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