



204 Red Rd, McMinnville, TN 37110



204 Red Road

\$6.95/SF NNN | 32,550 SF

Available February 1, 2025, this 32,550 SF property offers a flexible space designed for various industrial needs. It includes a 24,200 SF warehouse and 8,350 SF of upgraded office space. The property features 1 roll-up and 1 dock door for seamless access.

The property includes a 1 acre lay-down yard ideal for outdoor storage and equipment needs. Recently upgraded with a new HVAC, roof, energy-efficient LED lighting, and an upgraded WET sprinkler system.



Key Features:

Flexible 32,550 SF Layout – Includes 24,200 SF warehouse and 8,350 SF of upgraded office space, ideal for a variety of industrial uses.

Seamless Access & Outdoor Storage – Equipped with 1 roll-up door, 1 dock door, and a 1-acre lay-down yard for outdoor storage and equipment needs.

Extensive Upgrades – New roof, energy-efficient LED lighting, WET sprinkler system, and new HVAC in office space





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