

33,840 sq ft Warehouse Plus Rental...

1208 SW, Cleveland, TN 37311

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REAL ESTATE SERVICES Crye Leike Realtors



Price: \$2,600,000

33,840 sq ft Warehouse Plus Rental Home

1208 SW, Cleveland, TN 37311



Industrial Warehouse | For Sale or For Lease – Cleveland, TN

1208 Smith Dr SW, Cleveland, TN 37311

Unlock the potential of this 33,880± SF clear-span industrial warehouse located in Cleveland's established industrial corridor. Ideal for an owner-user, investor, or long-term tenant, this facility offers the scale, access, and layout needed for a wide range of industrial, warehouse, or operational uses.

Property Features

33,880± SF clear-span warehouse

Six (6) 14' drive-in doors

Six (6) walk-in entries

Approximately 24' eave height



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Clear-span construction

Situated on approximately 3.20± acres

Sale Offering

Offered at \$2,600,000 Includes industrial warehouse and associated land only.

Lease Offering

\$6.50 PSF NNNTenant is responsible for utilities, property taxes, insurance, and maintenance.

Optional Adjacent Residential Opportunity (Not Included)

The adjacent single-family residence at 1213 Cedar Lane SW is not included in the sale or lease offering but may be purchased separately for \$275,000, subject to separate terms and availability.

3 bedrooms / 2 bathrooms

Approximately 2,000 SF

City sewer

Currently leased at \$1,400/month

Situated on approximately 0.48± acres

This optional purchase offers flexibility for on-site housing, rental income, or future redevelopment, without impacting the warehouse valuation or lease structure.

Highlights

Prime access to Cleveland's industrial corridor

Large clear-span layout with multiple access points

Suitable for owner-users, investors, or long-term tenants

Optional adjacent residential income opportunity

Shown by appointment only. Listing agent must accompany all showings

1208 Smith Dr SW located on +/- 3.20 acres

6 drive in doors 14 feet each and 6 Walk in Doors

33,840 square foot Warehouse with 24 ft Eaves

Also available separately is the adjacent property a 1213 Cedar Lane SW., an income producing, 3 bed/2/bath approx. 2, 000 sq ft for \$275,000

The Warehouse is heated but no AC

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Property Photos



1208 Smith Dr SW



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Property Photos



1208 Smith Dr SW



1213 Cedar Lane SW HD-13

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Location

