

INDUSTRIAL FOR SALE

## 71 MORGAN CIRCLE

71 MORGAN CIRCLE, PETERSBURG, TN 37144



FOR SALE

**KELLER WILLIAMS REALTY**

450 Saint Andrews Dr  
Murfreesboro, TN 37128

**PRESENTED BY:**

**CHRIS CANARY, CCIM**

Broker  
O: (615) 895-8000  
C: (615) 631-6459  
chrislcanary@gmail.com  
284263, TN

Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

71 MORGAN CIRCLE



## OFFERING SUMMARY

PRICE:	\$975,000
TOTAL BUILDING SF:	13,804
LOT SIZE	+6.31 Acres
CLEAR HEIGHTS	13'6"
POWER	Three Phase
COUNTY:	Lincoln
CITY	Petersburg

## Two Large Shops

Shop 1 was built in 2016 and is a +- 10,000 SF building with Six 14' Drive In Doors. It features a 40' Oil Pit, 6" Concrete in the Main Bay, a Parts Room, Tire Room, and Professional Office Space. It also has a large Mezzanine with Additional Unfinished Office Space.

Shop 2 was built in 1998 and is a +- 3,804 SF building with Three 14" Drive in Doors, Office Space, and an Open Shed.

## Site Highlights

- 10,000 Gallon Fuel Tank
- -Dolly Pad 1 - 3' x 100'
- Dolly Pad 2 - 3' x 60'
- Multiple Concrete Pads
- Tons of Gravel and Rock Base
- Located in the County. No City Taxes!



## SITE PHOTOS

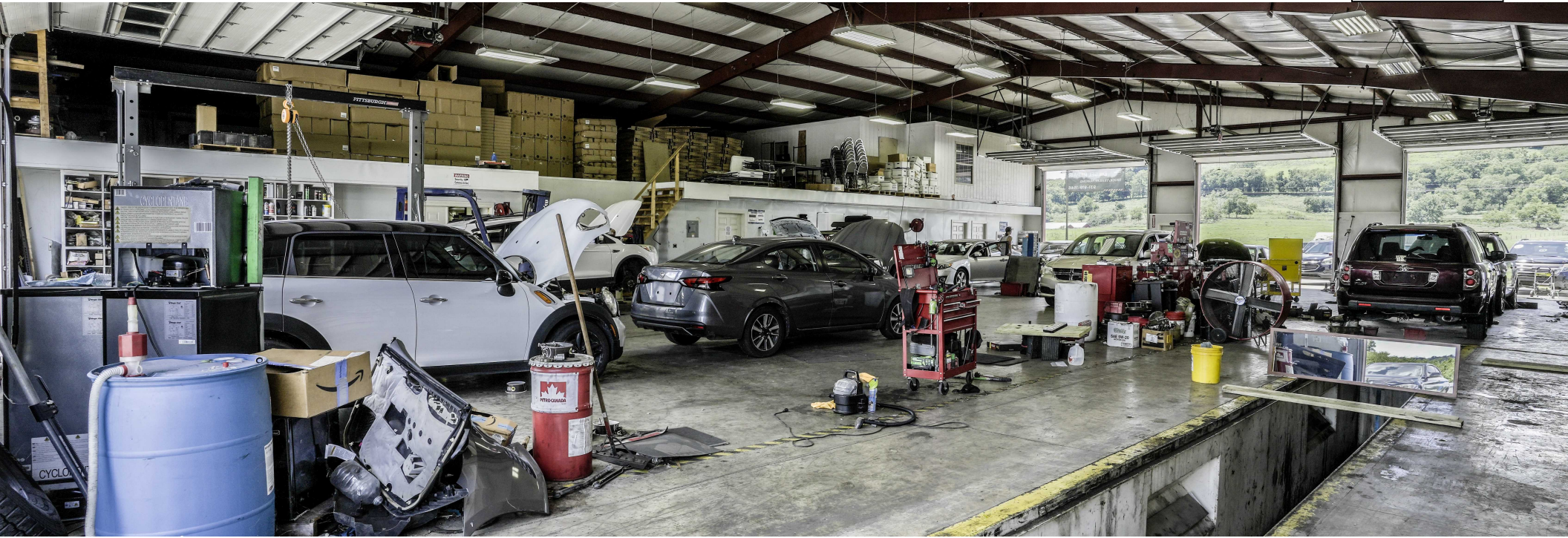
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# SHOP 1

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# SHOP 1 OFFICE

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## SHOP 2

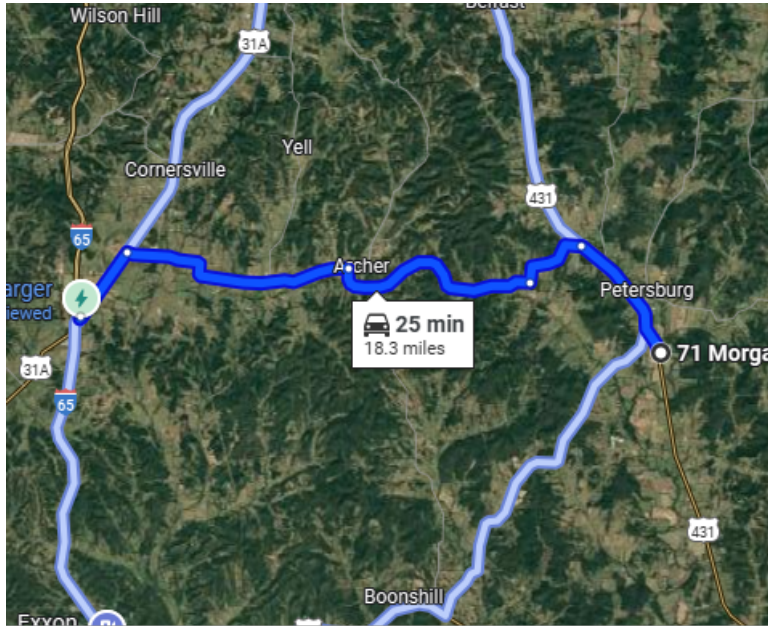
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## CLOSER THAN YOU THINK

71 MORGAN CIRCLE



### LOCATION INFORMATION

Street Address: 71 Morgan Circle

City,State,Zip Petersburg,TN 37144

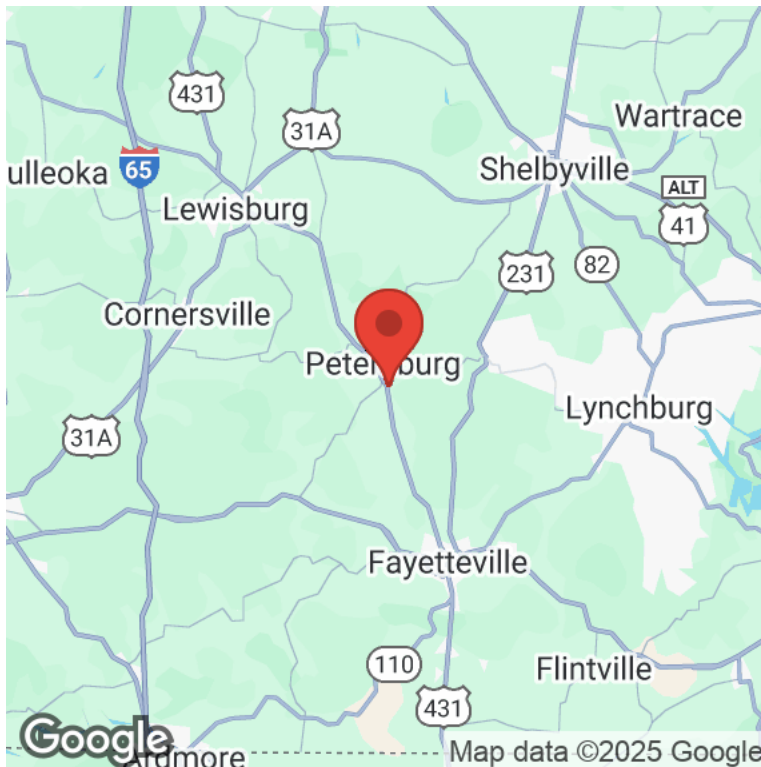
County Lincoln

### LOCATION OVERVIEW

- Just off of the Lewisburg Highway (431)
- Less than 1 mile from Highway 244
- 10 Miles to Highway 64
- 19 Miles to I- 65
- 18 Miles to Shelbyville
- 41 Miles to Huntsville
- 43 Miles to Murfreesboro
- Less Time in Traffic Than Larger Markets

### Service areas

- The property is in the service areas of truck dealerships such as Rush Peterbilt, Cumberland International, and Kenworth.
- Parts companies such as O Riley's and C & T Autoparts also deliver to the site .
- Multiple oil and tire companies also service the area.





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