



FOR LEASE | **414,781 SF**

600 E SHERWOOD DR | **UNION CITY, TN**

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**2,200-SF
BREAKROOM**



18 DOCKS



**IDEALLY POSITIONED
DIRECTLY ON U.S.
HWY 51**



**EXTENSIVE RACKING
SYSTEM IN PLACE**



PROPERTY DETAILS

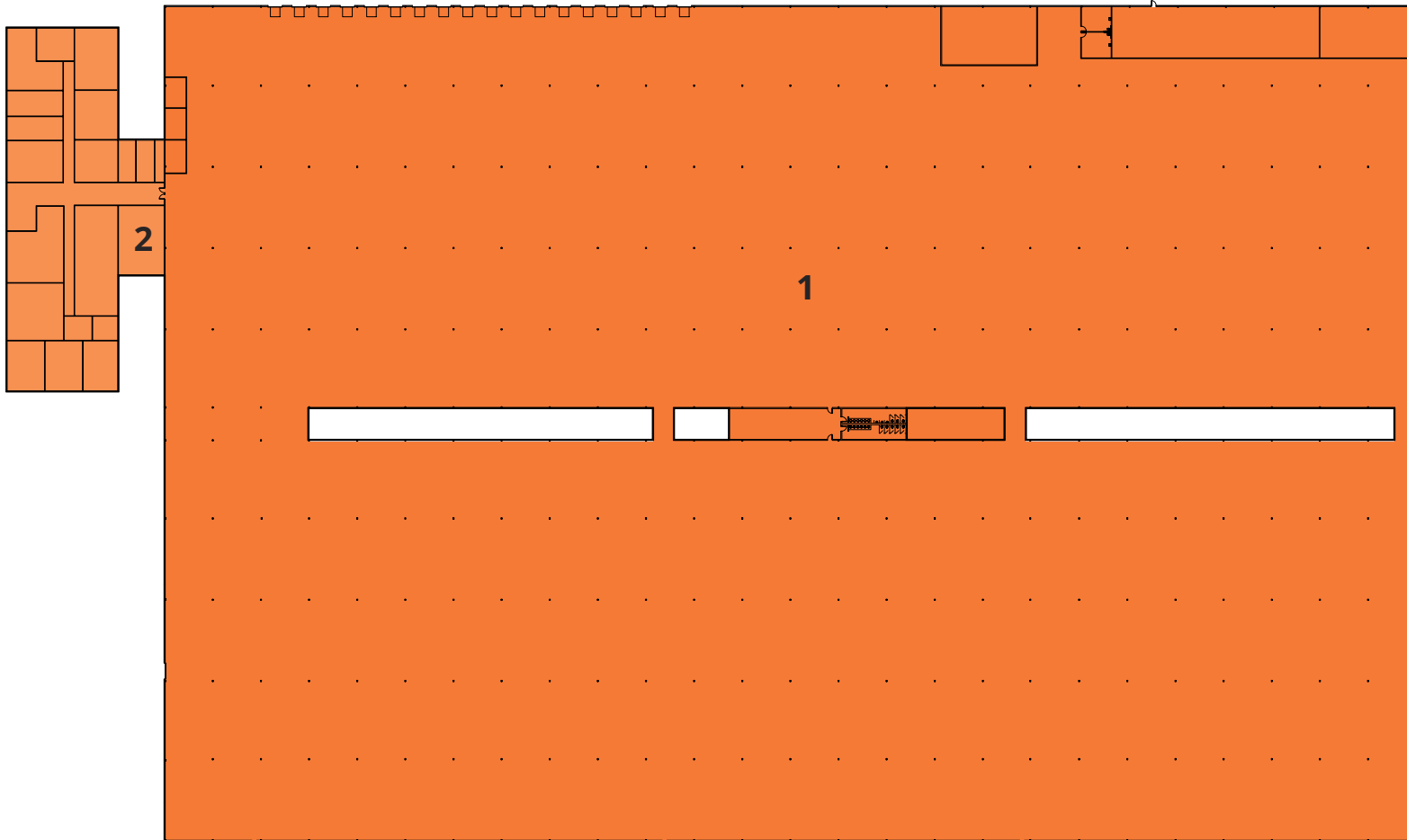
600 E SHERWOOD DR | UNION CITY, TN

| | |
|-------------------|---|
| AVAILABLE SPACE | 414,781 SF |
| MINIMUM DIVISIBLE | 18,434 SF |
| WAREHOUSE SPACE | 396,347 SF |
| OFFICE SPACE | 18,434 SF |
| DOCK DOORS | 18 |
| CLEAR HEIGHT | 17' - 28' |
| COLUMN SPACING | 30' x 50' |
| ROOF | Insulated Metal with TPO Overlay |
| WALLS | Insulated Metal |
| FLOORS | 6" Concrete |
| YEAR BUILT | 1985 |
| YEAR RENOVATED | 1987, 1989, 1995 |
| FIRE SUPPRESSION | 100% Wet System |
| LIGHTING | LED |
| POWER | Two, 800-Amp 480/277 Volt 3-Phase 4-Wire Switchgear Panels |
| COMPRESSED AIR | 2 Compressors |
| PARKING | 187 Surface Spaces |
| LAND AREA | 34 Acres |
| ZONING | PM: Planned Industrial B-2: Intermediate Business |
| PARCEL ID | 035 016.03, 035 016.00 |

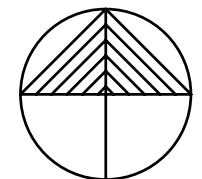


FLOOR PLAN

600 E SHERWOOD DR | UNION CITY, TN



| NUMBER | SPACE DESIGNATION | CLEAR HEIGHT | COLUMN SPACING | DOCKS | SQUARE FEET |
|--------------|-------------------|--------------|----------------|-------|-------------------|
| 1 | WAREHOUSE | 17' - 28' | 30' x 50' | 18 | 396,347 SF |
| 2 | OFFICES | N/A | N/A | N/A | 18,434 SF |
| TOTAL | | | | | 414,781 SF |





FOR LEASE | **414,781 SF**

600 E SHERWOOD DR | **UNION CITY, TN**

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.