

INDUSTRIAL SPACE FOR LEASE

204 Red Rd

MCMINNVILLE, TN



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GROUP

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	SUITE 1	SUITE 2
Total Available Square Feet	33,660	147,963
Square Feet (Warehouse)	24,200 (~72%)	106,963 (~72%)
Square Feet (Office/Support)	9,460 (~28%)	41,000 (~28%)
Clear Height	18'	18'
Column Spacing	40' x 30'	40' x 30'
Dock Doors	1	3
Roll-Up Doors	1	1 Drive-In (Ramp)
Outdoor Storage	1 Acre	N/A
Construction Year	1959 - Renovated in 2023	
Power	±4,000 Amps @ 480 V 3-Phase via On-Site Substation	
Sprinkler System	Wet	
Lease Type	Triple Net (NNN)	
2026 Opex Budget (PSF)	\$1 PSF	

POPULATION	2 MILE	5 MILE	10 MILES
2024	10,913	23,153	38,027

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2024	4,545	9,514	15,251

INCOME	2 MILE	5 MILE	10 MILES
Avg. HHI	\$50,950	\$58,143	\$61,613

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INDUSTRIAL SPACE FOR LEASE - SUITE 1 OUTDOOR STORAGE

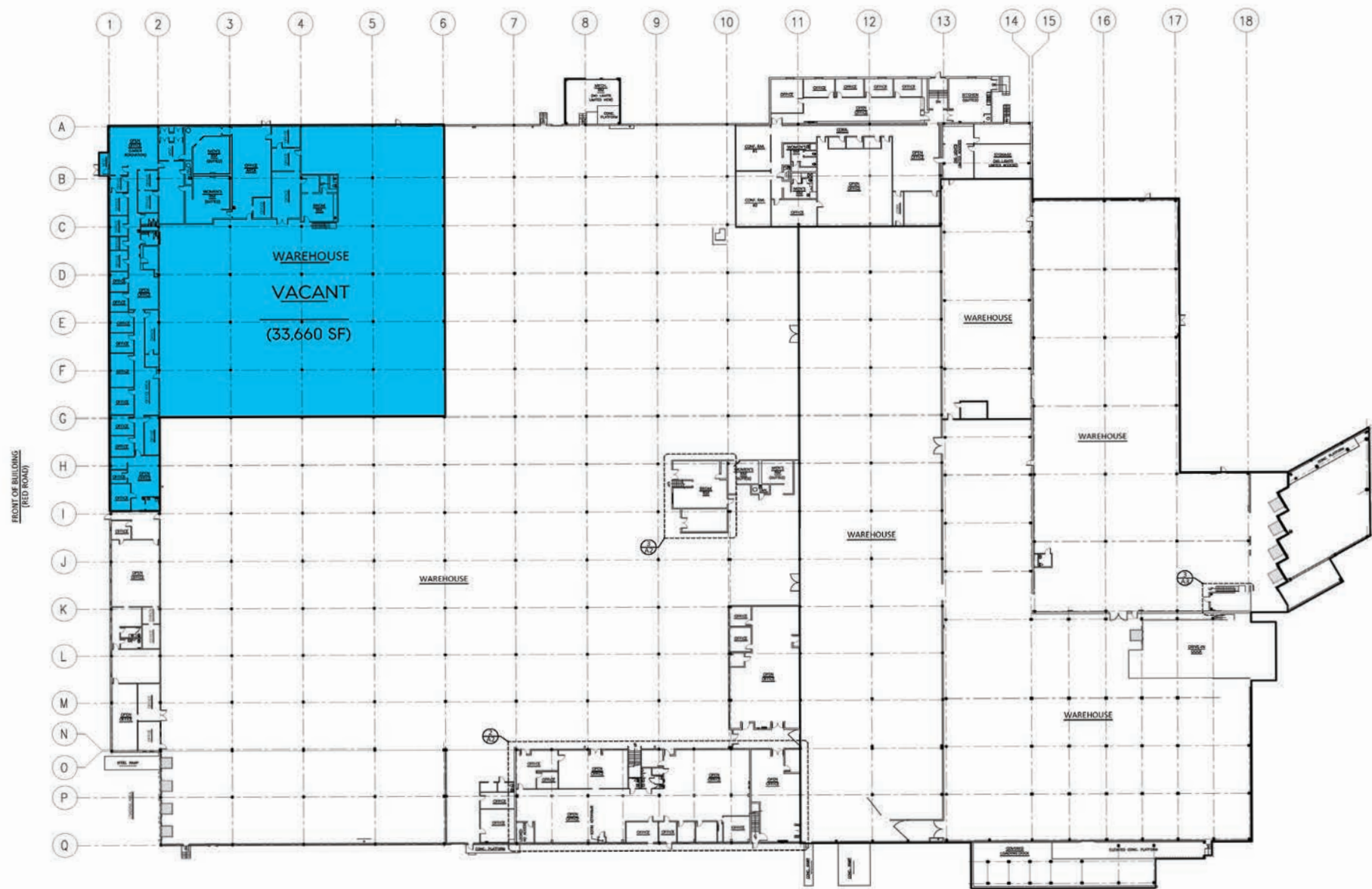
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INDUSTRIAL SPACE FOR LEASE - SUITE 1

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INDUSTRIAL SPACE FOR LEASE - SUITE 2

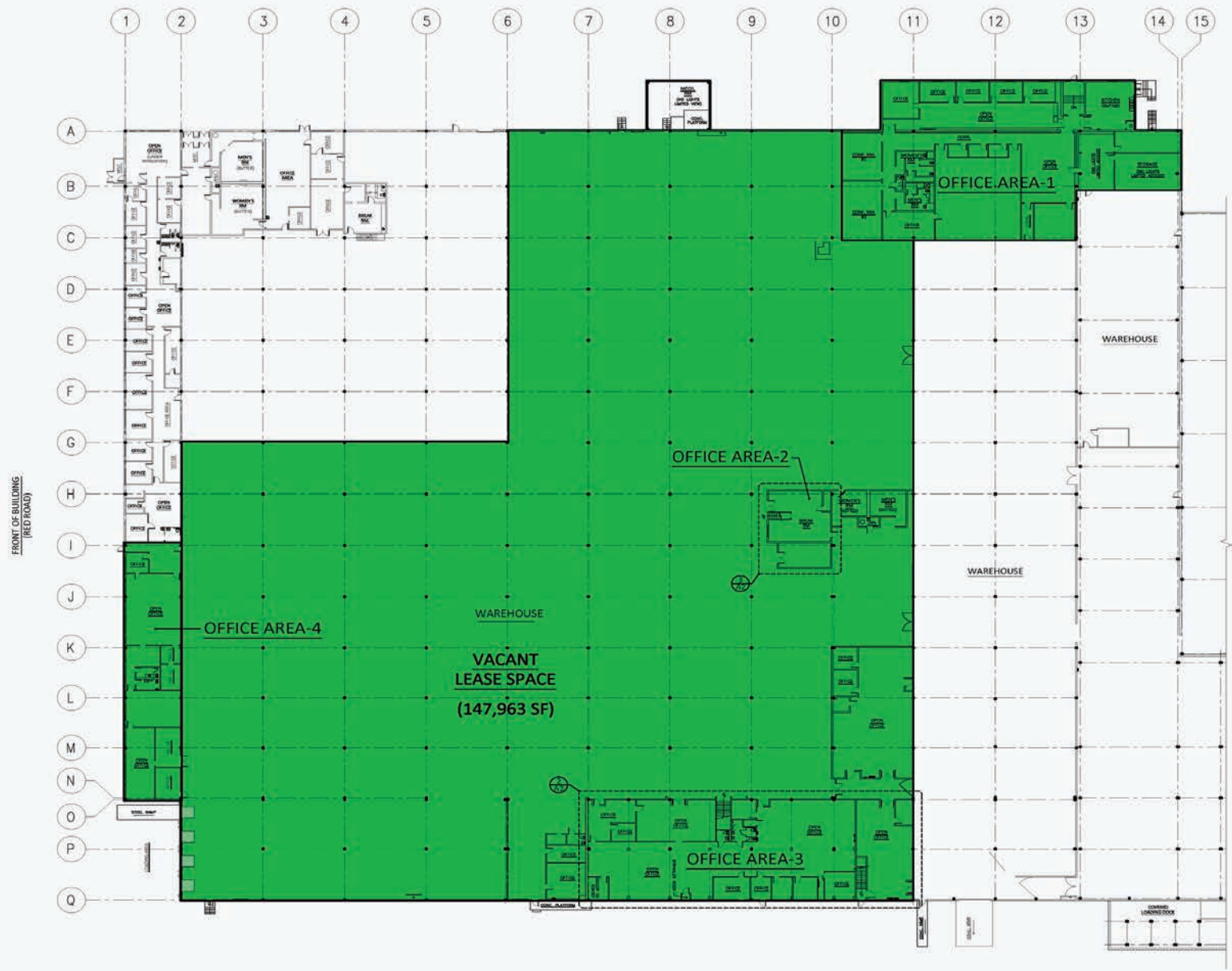
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INDUSTRIAL SPACE FOR LEASE - SUITE 2

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REGIONAL RAIL CONNECTIVITY – CANEY FORK & WESTERN RAILROAD (CFWR)

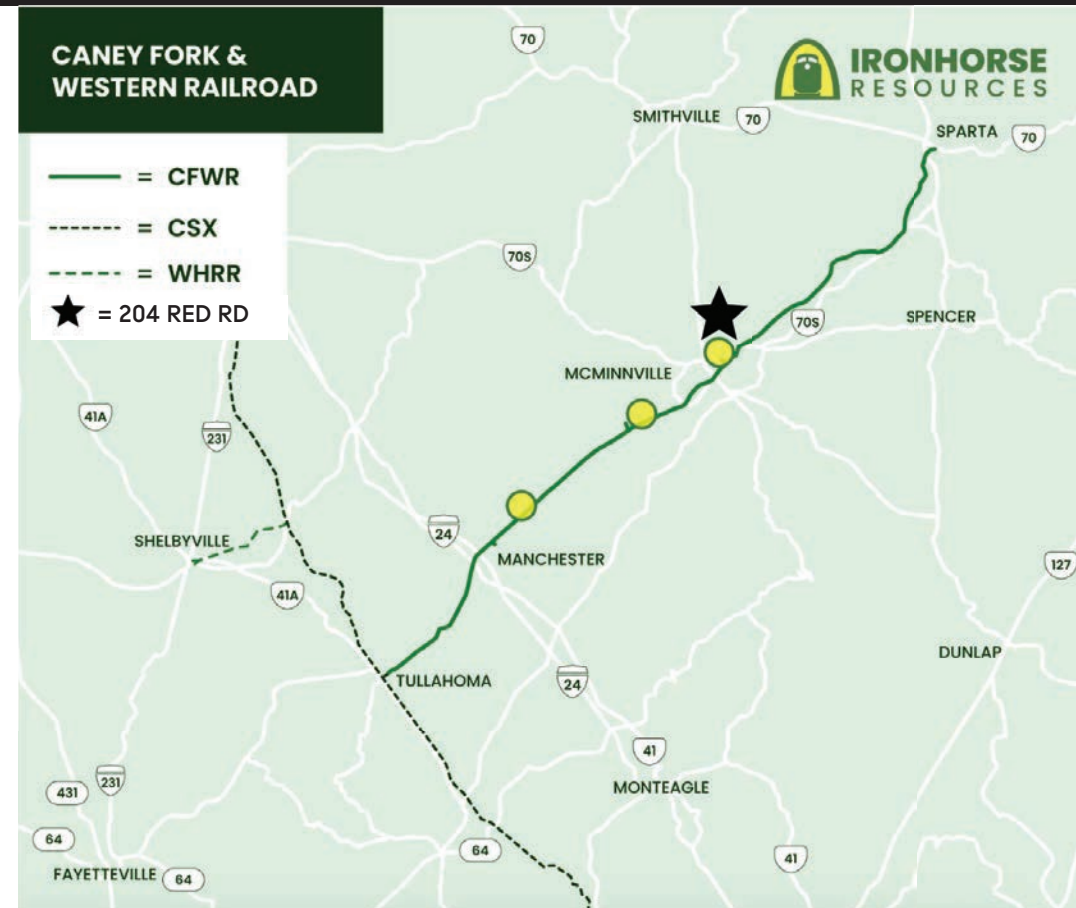
The Caney Fork & Western Railroad (CFWR) is a 61-mile short line rail line providing industrial users in McMinnville and Warren County with direct access to the national rail network. The line runs between Tullahoma and Sparta, Tennessee, with an interchange to CSX Transportation at Tullahoma, offering efficient freight distribution across the Southeast and Midwest.

Key Advantages for Tenants:

- Proximity to 204 Red Road: The property lies within the CFWR service area, enhancing logistics and freight flexibility for industrial tenants.
- Connection to CSX: CFWR interchanges with CSX, enabling direct access to Class I rail lines and nationwide shipping routes.
- Commodity Diversity: The line regularly moves lumber, steel, aggregates, fertilizer, propane, and rubber products—ideal for manufacturing and warehousing operations.
- Heavy Rail Capability: Supports 286,000-lb railcars between Tullahoma and McMinnville.
- Transload & Storage Services: CFWR offers on-line transload, railcar cleaning, and storage capacity for customers without on-site spurs.

Strategic Advantage for 204 Red Road:

Tenants at 204 Red Road can leverage nearby CFWR access to reduce freight costs, diversify logistics modes, and connect to key automotive and materials supply chains throughout Tennessee and beyond. For heavy industrial users or distributors, proximity to rail is a major operational advantage compared to non-served sites.



WEIGHT RESTRICTION

286K

Tullahoma to
McMinnville, TN

263K

McMinnville to Sparta, TN



INTERCHANGES

TULLAHOMA, TN (CSX)

Unit Train or Manifest



TRACK

61 MILES



COMMODITIES

Carbon Black, Scrap Metal,
Plastics

Propane, Military Vehicles,
Aggregates, Fertilizer,
Ag Products, Food Products,
Refrigerated, Lumber

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LOCATION & ACCESS

Strategically positioned for regional distribution and logistics connectivity throughout the Southeast.

- Centrally located in Middle Tennessee, between Nashville (75 mi) and Chattanooga (70 mi), with Knoxville (125 mi) and Atlanta (185 mi) within easy driving distance.
- Direct highway access via U.S. 70S and State Routes 55, 8, 30, and 56, with convenient connections to I-24 and I-40.
- Within a one-day truck drive of 75% of the U.S. population — ideal for manufacturing, distribution, and logistics users.
- Rail-served by Caney Fork & Western Railroad (CFWR), providing regional and national freight access through CSX Transportation.
- Nashville International Airport (BNA) – approximately 70 miles, offering 600+ daily flights to 90+ nonstop destinations across the U.S., Canada, and Europe.



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AMENITIES & WORKFORCE

Supported by an established industrial base and a skilled, cost-effective labor pool.

- The city of McMinnville has an excess of 1,000,000 gallons of water for uses that require a lot of water
- Established industrial employers include Bridgestone, Yorozu Automotive, Newell Brands, and Morrison Industries.
- Manufacturing accounts for 23% of local employment, reflecting a deep, experienced workforce.
- Competitive production wages ranging from \$15–\$22/hour, with strong employee retention.
- Comprehensive benefits coverage: 92% of area employers offer health insurance; 66% offer 401(k) plans.
- Workforce training pipeline through Tennessee College of Applied Technology and Motlow State Community College in McMinnville.
- FastTrack Job Training Assistance Program available through the State of Tennessee.
- Reliable infrastructure with TVA low-cost power, abundant water capacity (>5 MGD), 95% sewer coverage, and fiber-optic internet.
- Quality of life advantages: affordable housing (median price ~\$226K), multiple parks, golf courses, and recreation amenities supporting workforce stability.

TAX & BUSINESS CLIMATE

A pro-business environment with low operating costs and state-backed industrial support.

- No state personal income tax – advantageous for both employers and employees.
- Corporate excise tax: 6.5% of net earnings.
- Franchise tax: 0.25% of net worth – both below national averages.
- Local property tax rates: approximately \$2.10 (city) and \$1.97 (county) per \$100 assessed value, offering cost-efficient industrial landholding.
- Local sales tax: 2.75% (9.75% total).
- TVA industrial power rates among the lowest in the U.S., reducing long-term operating expenses.
- Select Tennessee Certified Sites designation (Mountain View Industrial Park) demonstrates state commitment to industrial development readiness.

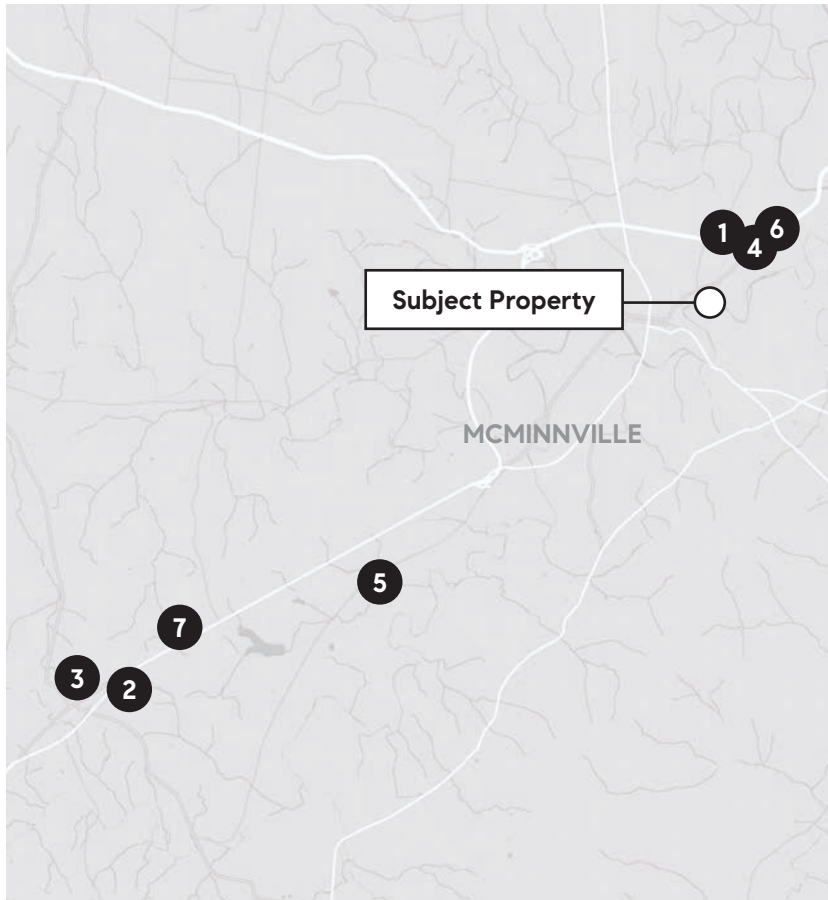
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NEARBY INDUSTRIAL NEIGHBORS

This section highlights key industrial users and employers located within the McMinnville–Morrison industrial corridor. The surrounding area supports a diverse manufacturing base, including multiple Tier-1 and Tier-2 **Nissan suppliers**, as well as metal fabrication, automation, and materials handling operations.



REGIONAL INDUSTRIAL EMPLOYERS

Company		Address	Description / Notes
1	McMinnville Workholding, Inc.	912 Red Rd, McMinnville, TN 37110	Precision machining, welding, and fabrication company serving the automotive and manufacturing sectors. Nissan supplier.
2	Yorozu Automotive Tennessee, Inc. (YAT)	395 Mt. View Industrial Dr, Morrison, TN 37357	Tier-1 automotive parts manufacturer producing suspension components and stamped metal assemblies for Nissan, Honda, and Subaru.
3	Morrison Industries	211 Progress Blvd, Morrison, TN 37357	Metal rack and component manufacturer serving the automotive industry, including Nissan and other OEMs.
4	Pack Manufacturing	1219 Belmont Dr, McMinnville, TN 37110	Manufacturer of industrial and horticultural material-handling and automation equipment.
5	Aspen Industries, LLC	4750 Manchester Hwy, McMinnville, TN 37110	Producer of industrial components and custom fabrication equipment.
6	Cherokee Manufacturing	1288 Belmont Dr, McMinnville, TN 37110	Manufacturer and distributor of landscape and horticultural products.
7	Bridgestone Americas Tire Operations	725 Bridgestone Dr, Morrison, TN 37357	Major tire and rubber manufacturing facility serving global automotive OEMs.

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