

Morrison, TN 37357



OFFERING SUMMARY

Sale Price:	\$2,280,000
Building Size:	40,000 SF
Available SF:	
Lot Size:	4 Acres
Number of Units:	2
Price / SF:	\$57.00
Year Built:	2003
Zoning:	CI

PROPERTY OVERVIEW

Introducing a prime industrial investment opportunity in Morrison, TN. This well-maintained property features a 40,000 SF building with 2 units, providing a versatile space for industrial, warehouse, and distribution use. Constructed in 2003, the property is zoned CI, offering a range of potential uses. With 4 loading docks and 2 drive-in doors, the functionality of the space is optimized for efficient operations. Currently fully leased through January 2025, this investment promises immediate returns and a steady income stream. Don't miss out on this chance to secure a valuable industrial asset in a sought-after location.

PROPERTY HIGHLIGHTS

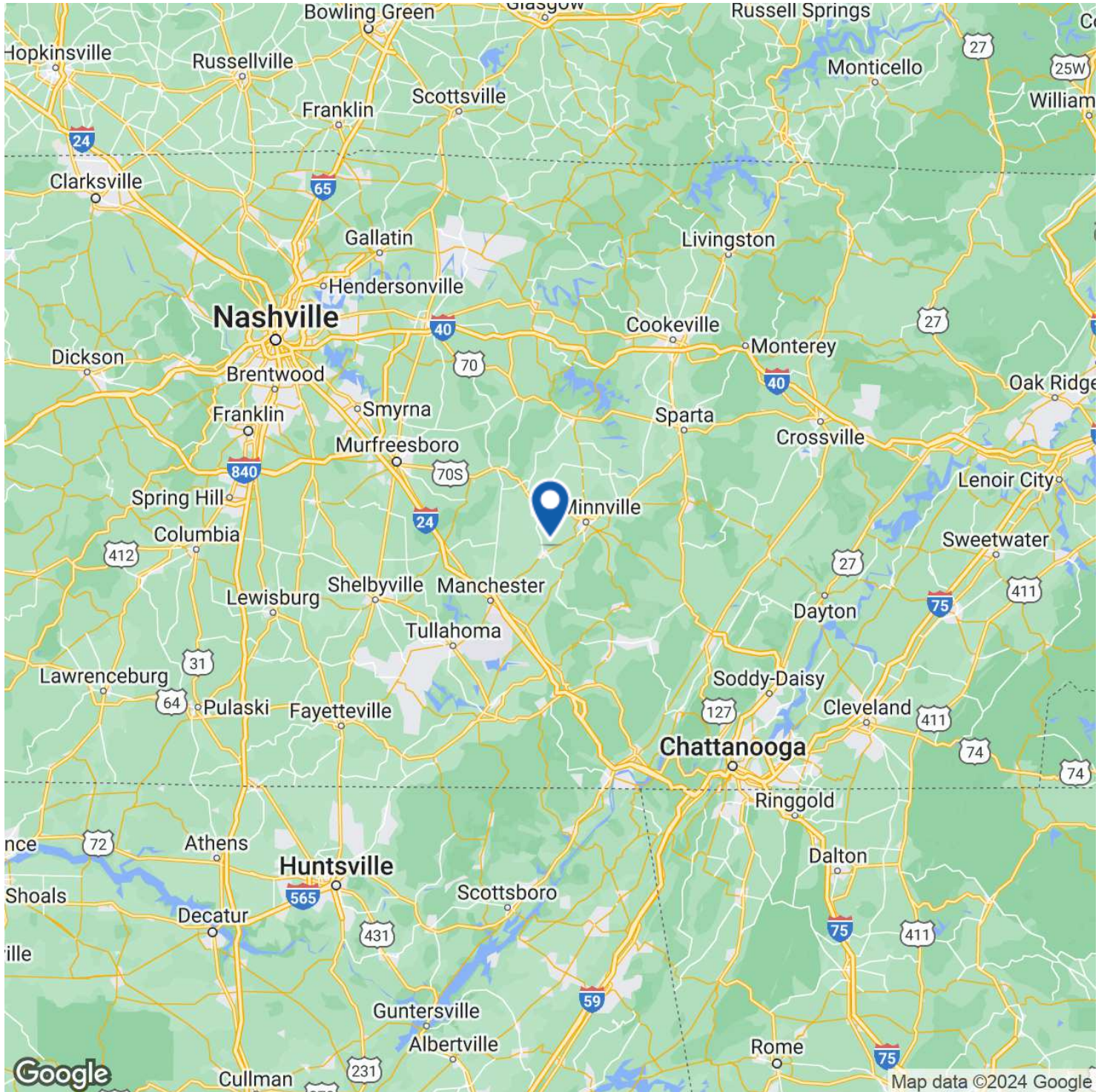
- - 40,000 SF building with 2 units
- - Constructed in 2003, zoned CI
- - 4 loading docks for efficient operations
- - 2 drive-in doors for convenient access
- - Fully leased until January 2025
- - Versatile space for industrial, warehouse, and distribution use

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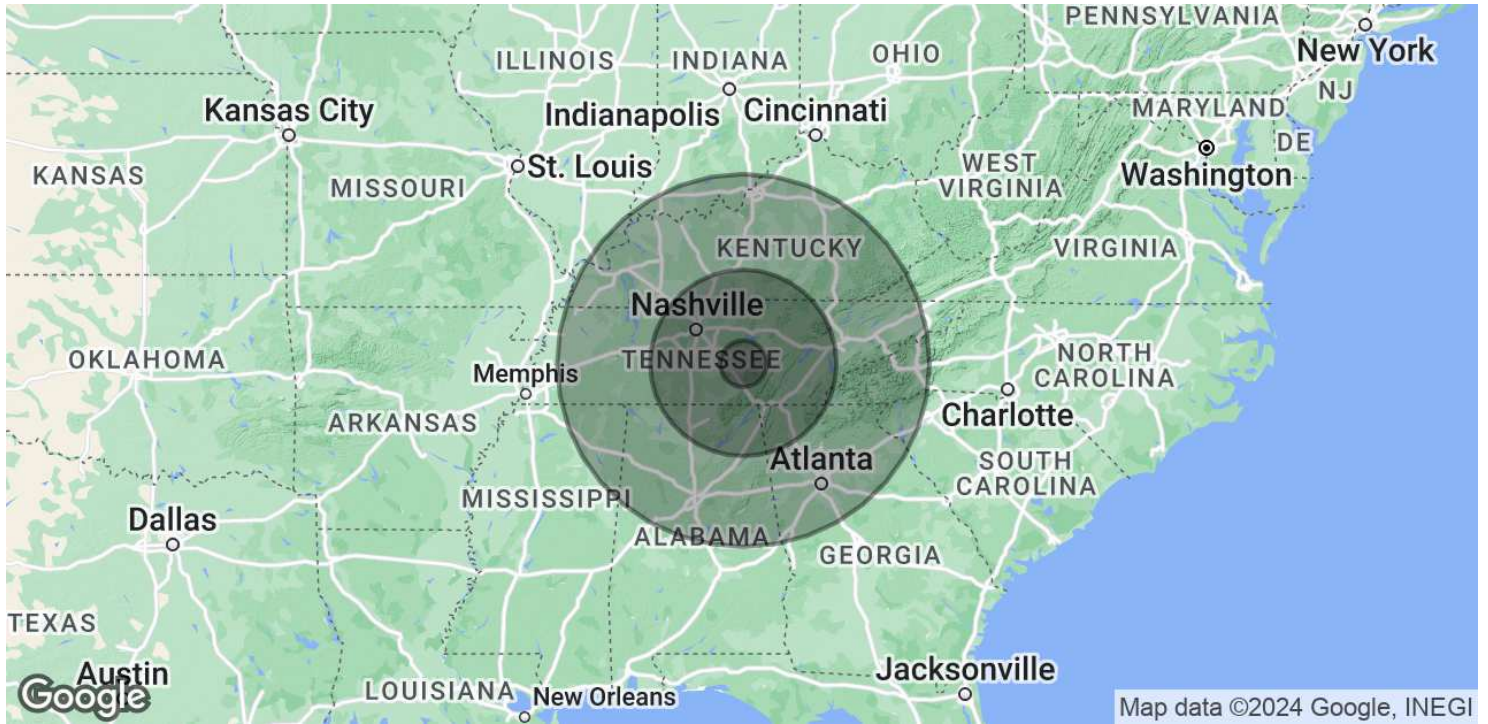
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POPULATION	25 MILES	100 MILES	200 MILES
Total Population	138,985	4,936,051	21,184,867
Average Age	40.9	39.8	39.6
Average Age (Male)	40.1	38.6	38.2
Average Age (Female)	41.9	40.8	40.7
HOUSEHOLDS & INCOME	25 MILES	100 MILES	200 MILES
Total Households	60,936	2,125,345	9,197,586
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$55,411	\$72,304	\$71,151
Average House Value	\$154,242	\$215,177	\$201,472

2020 American Community Survey (ACS)

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