



FOR LEASE | **254,295 SF**

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

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PROPERTY HIGHLIGHTS



**2,200-SF
BREAKROOM**



6 DOCKS



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



**EXTENSIVE RACKING
SYSTEM IN PLACE**



PROPERTY DETAILS

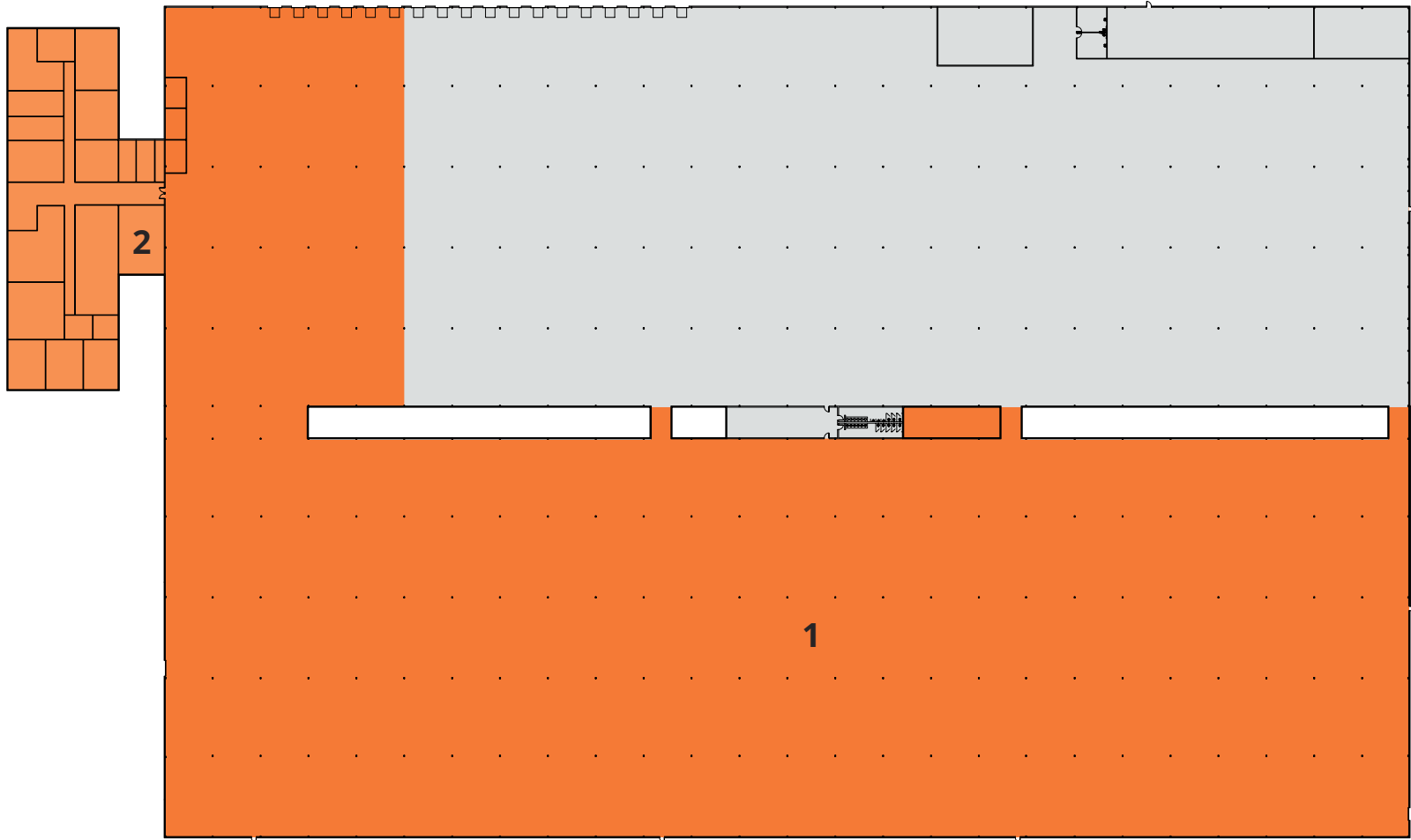
600 E SHERWOOD DR | UNION CITY, TN

| | |
|------------------|---|
| AVAILABLE SPACE | 254,295 SF |
| OFFICE SPACE | 18,434 SF |
| DOCK DOORS | 6 |
| 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 | 222 Surface Spaces |
| LAND AREA | 34 Acres |
| ZONING | PM: Planned Industrial B-2: Intermediate Business |
| PARCEL ID | 035 016.03, 035 016.00 |



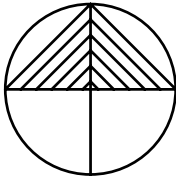
FLOOR PLAN

600 E SHERWOOD DR | UNION CITY, TN



| NUMBER | SPACE DESIGNATION | CLEAR HEIGHT | COLUMN SPACING | DOCKS | SQUARE FEET |
|--------|-------------------|--------------|----------------|-------|-------------|
| 1 | WAREHOUSE | 17' - 28' | 30' x 50' | 6 | 235,861 SF |
| 2 | OFFICES | N/A | N/A | N/A | 18,434 SF |
| TOTAL | | | | | 254,295 SF |

VIEW A VIDEO OF THIS PROPERTY



LOCATION MAP

600 E SHERWOOD DR | UNION CITY, TN

| | |
|-----------------|-----------|
| MEMPHIS, TN | 114 MILES |
| NASHVILLE, TN | 167 MILES |
| ST. LOUIS, MO | 198 MILES |
| LOUISVILLE, KY | 260 MILES |
| KANSAS CITY, MO | 431 MILES |

