



**FOR LEASE** | **254,295 SF**  
**600 E SHERWOOD DR** | **UNION CITY, TN**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS



**2,200-SF  
BREAKROOM**



**6 DOCKS**



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



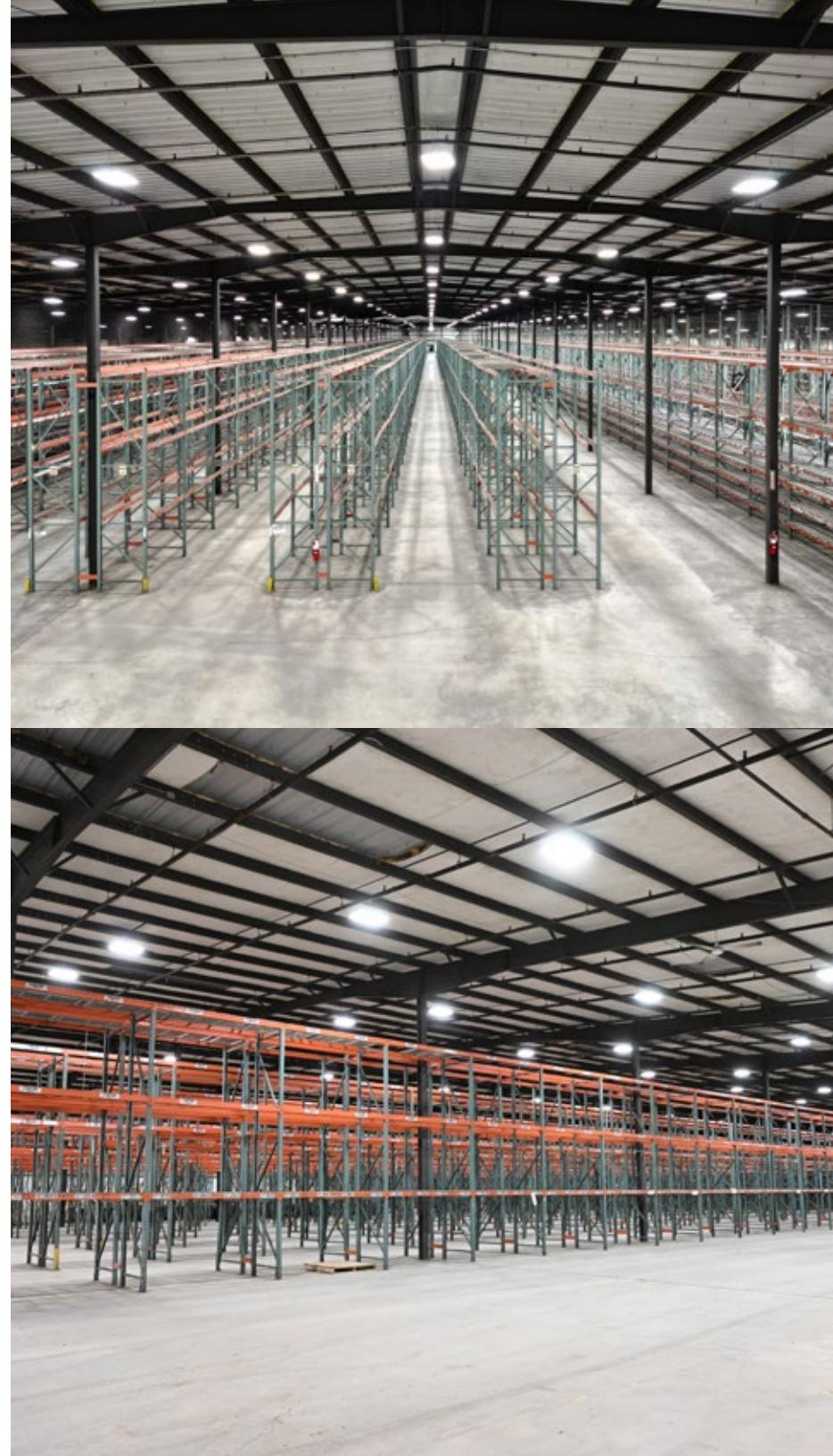
**EXTENSIVE RACKING  
SYSTEM IN PLACE**



# PROPERTY DETAILS

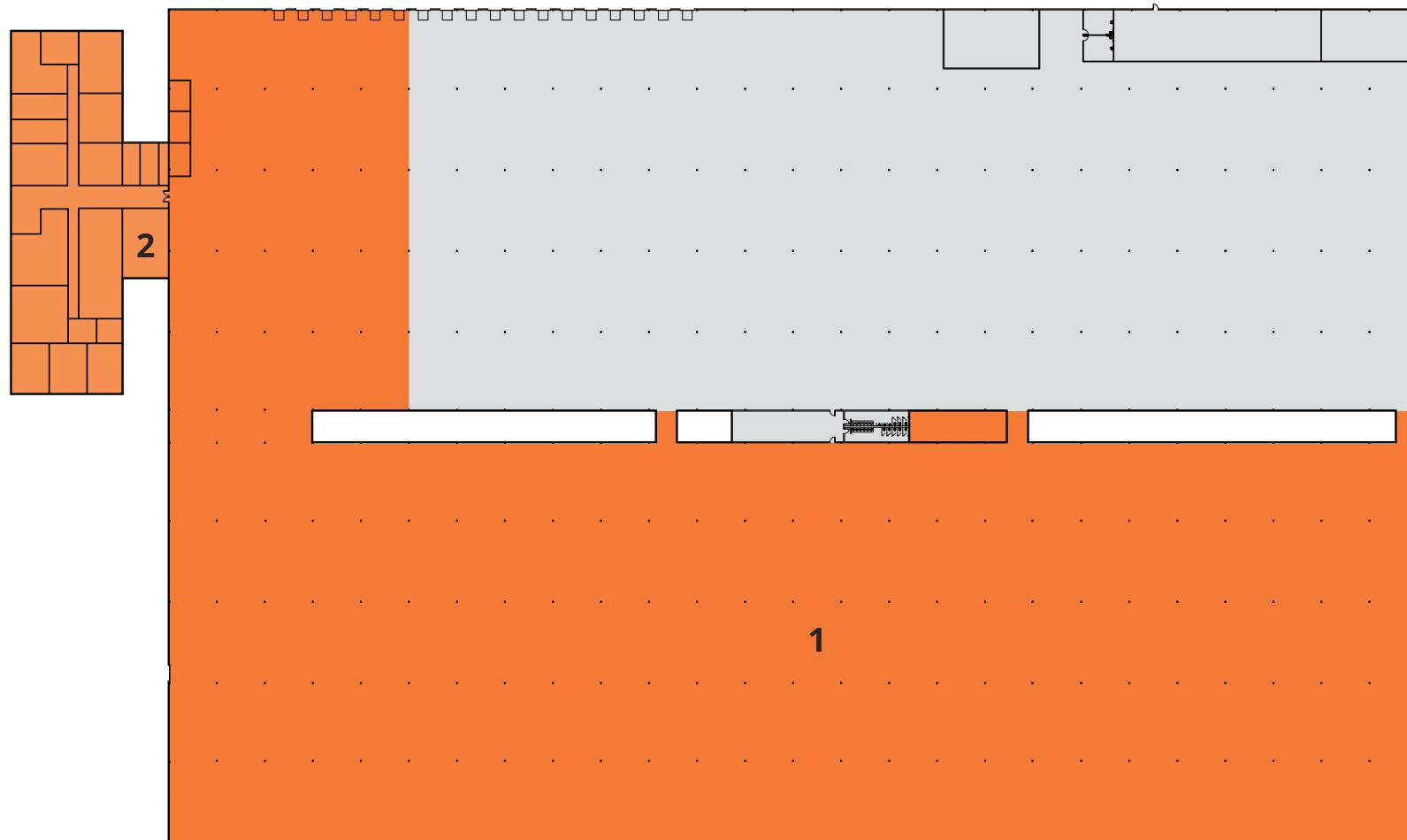
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AVAILABLE SPACE	254,295 SF
OFFICE SPACE	18,434 SF
DOCK DOORS	6
CLEAR HEIGHT	17' - 28'
COLUMN SPACING	30' x 50'
ROOF	Insulated Metal with TPO Overlay
WALLS	Insulated Metal
FLOORS	6" Concrete
YEAR BUILT	1985
YEAR RENOVATED	1987, 1989, 1995
FIRE SUPPRESSION	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



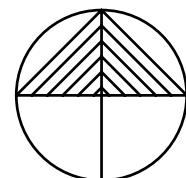
# FLOOR PLAN

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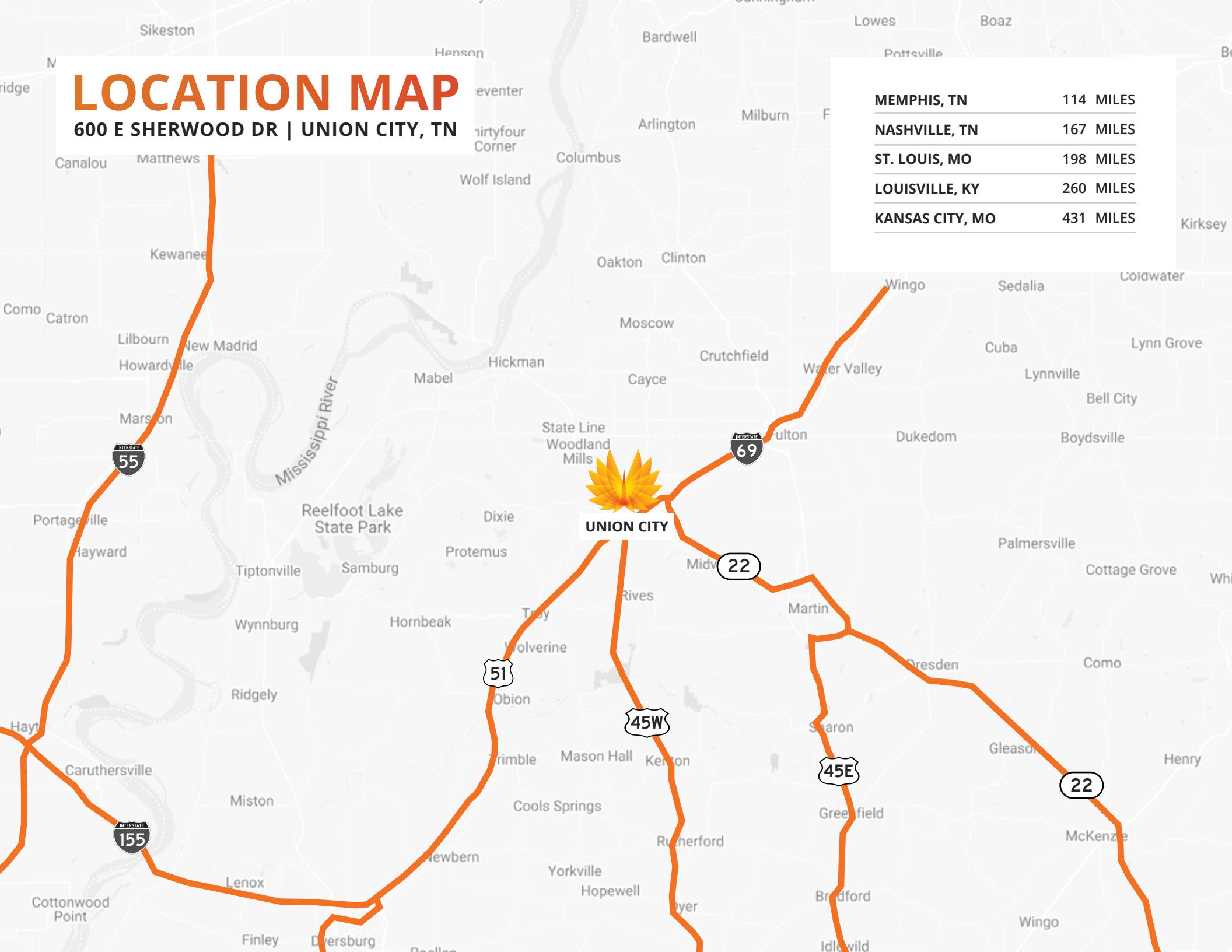
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	SQUARE FEET
1	WAREHOUSE	17' - 28'	30' x 50'	6	235,861 SF
2	OFFICES	N/A	N/A	N/A	18,434 SF
<b>TOTAL</b>					<b>254,295 SF</b>

[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