

# ±73,320 SF INDUSTRIAL BUILDING

301 George Whitfield Industrial Park Road, Elkton, TN

FOR SALE OR LEASE



FOR MORE INFORMATION, CONTACT

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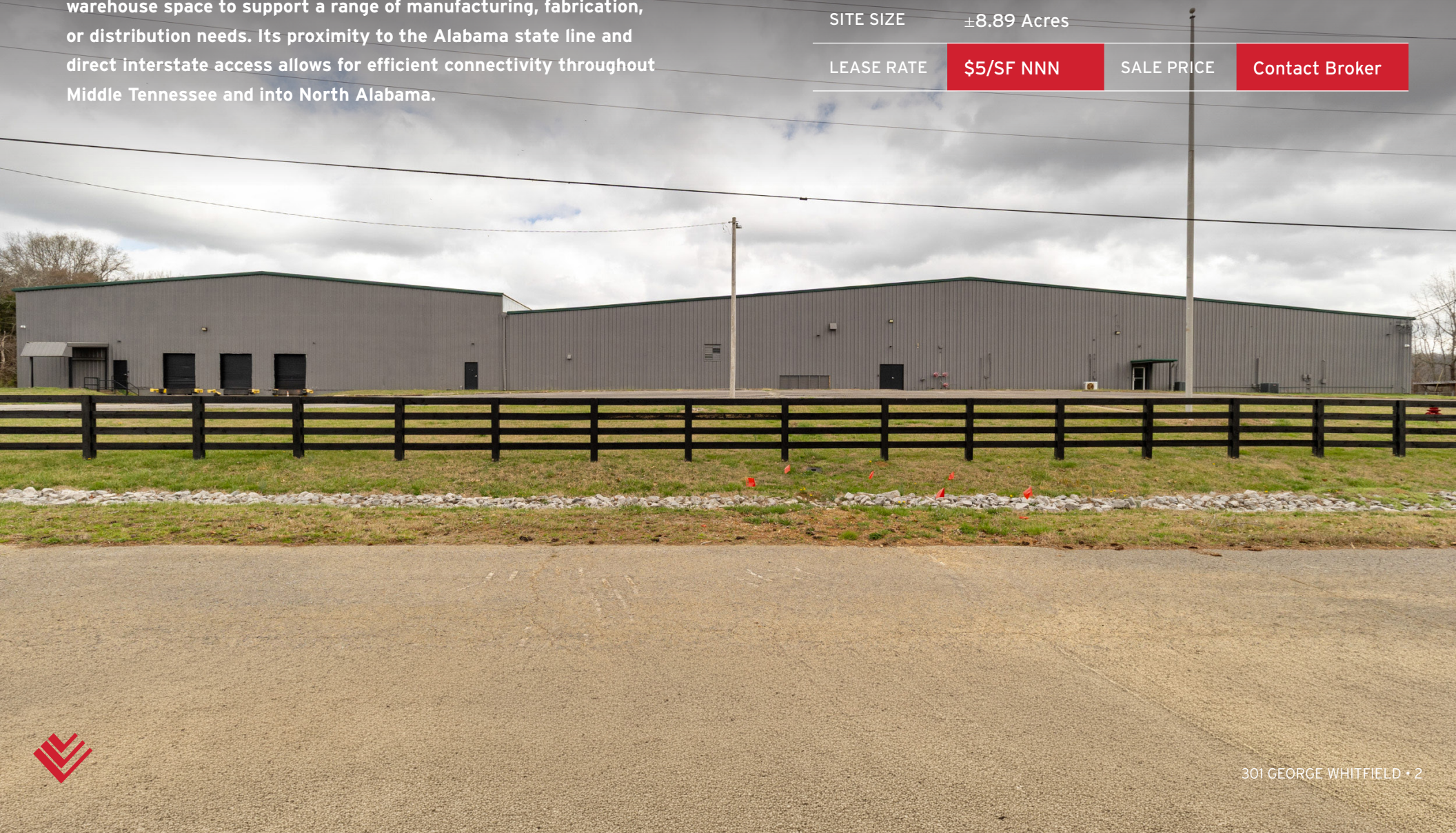
[nerwin@southeastventure.com](mailto:nerwin@southeastventure.com)

# OPPORTUNITY

This ±73,320 SF industrial facility on 8.89 acres in Elkton, TN presents a strong opportunity for users or investors seeking immediate access and visibility along the I-65 corridor. The property offers a highly functional layout with a combination of dock-high and drive-in loading, generous clear heights, and crane-served warehouse space to support a range of manufacturing, fabrication, or distribution needs. Its proximity to the Alabama state line and direct interstate access allows for efficient connectivity throughout Middle Tennessee and into North Alabama.

## PROPERTY SUMMARY

ADDRESS	301 George Whitfield Industrial Park Road, Elkton, TN 38455		
COUNTY	Giles		
BLDG SIZE	±73,320 SF		
SITE SIZE	±8.89 Acres		
LEASE RATE	\$5/SF NNN	SALE PRICE	Contact Broker



# BUILDING SPECS

Six Dock-High Doors (3 Ramped)

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Two 16' x 16' Drive-In Doors

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Two 1-Ton Cranes

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20'-30' Eave Height

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New Roof

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LED Lights

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Wet Sprinkler System

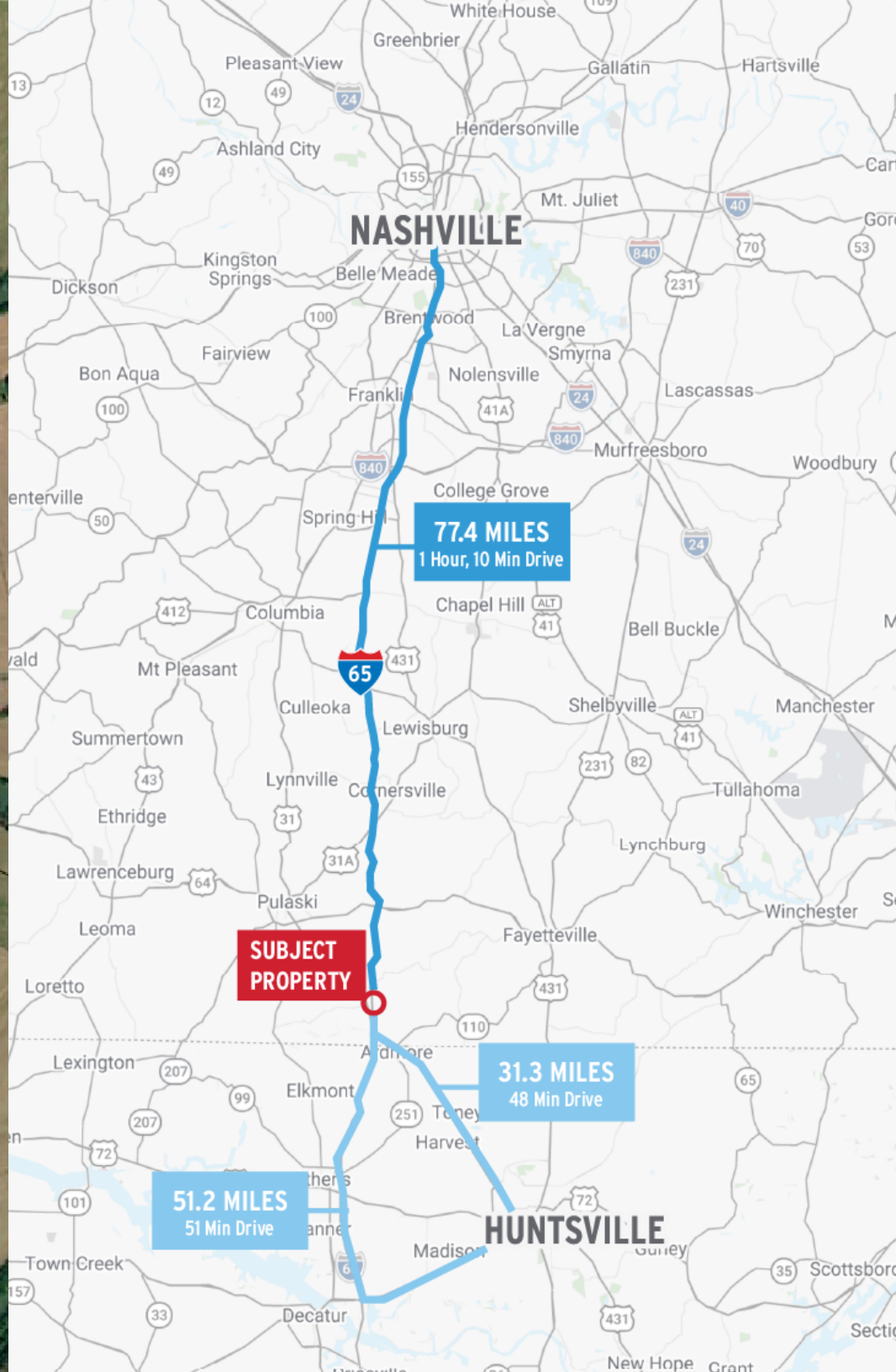
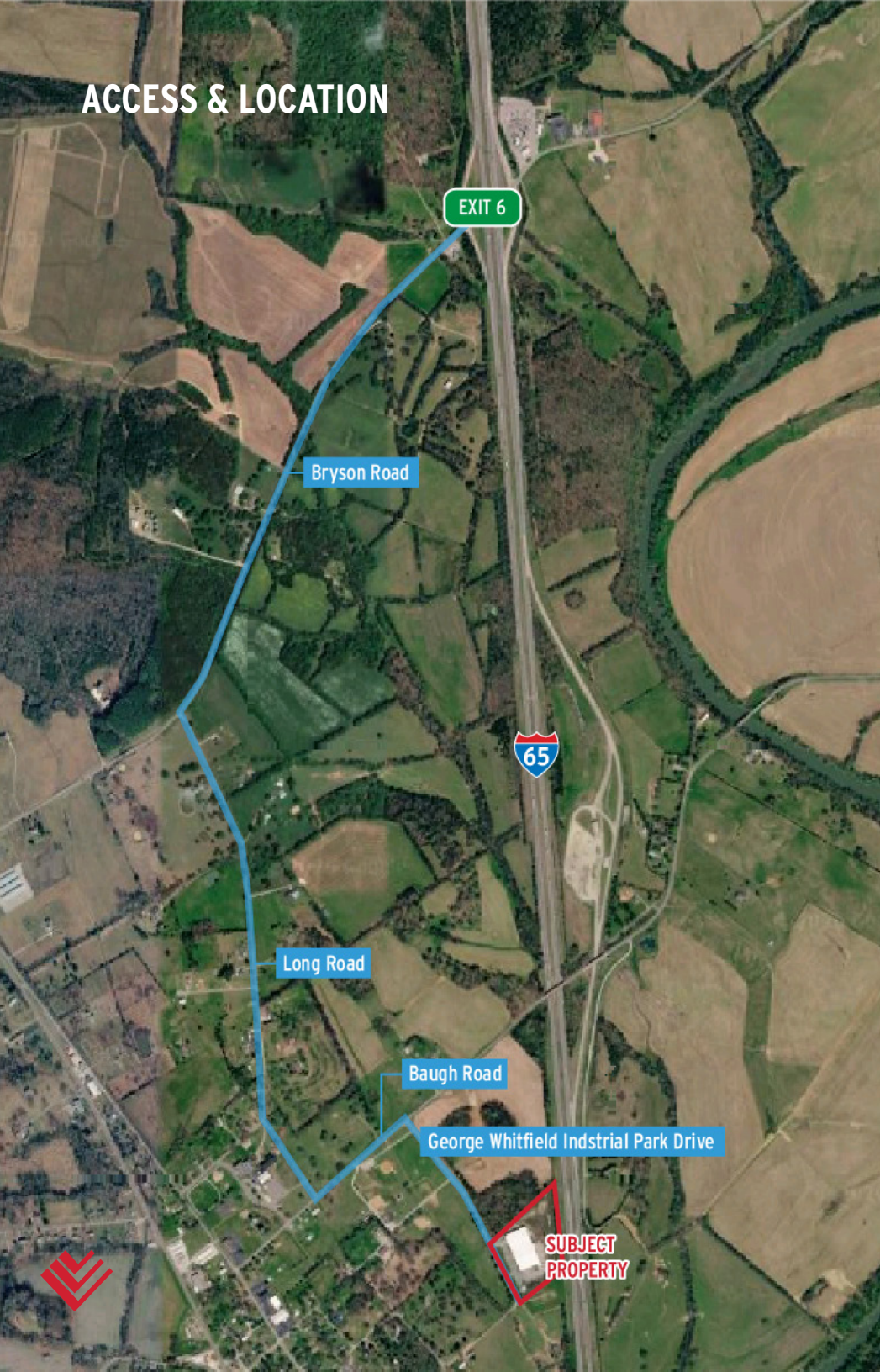
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±3,100 SF Office (1,000 SF Mezzanine)

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# ACCESS & LOCATION



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



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