



FULLY LEASED | **1 CEDAR KING RD**
PHOENIX3PL.COM | **SHELBYVILLE, TN**

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LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



18 DOCKS



**CLEAR HEIGHTS
UP TO 22'**



TRAILER PARKING



PROPERTY DETAILS

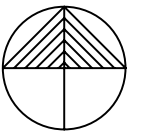
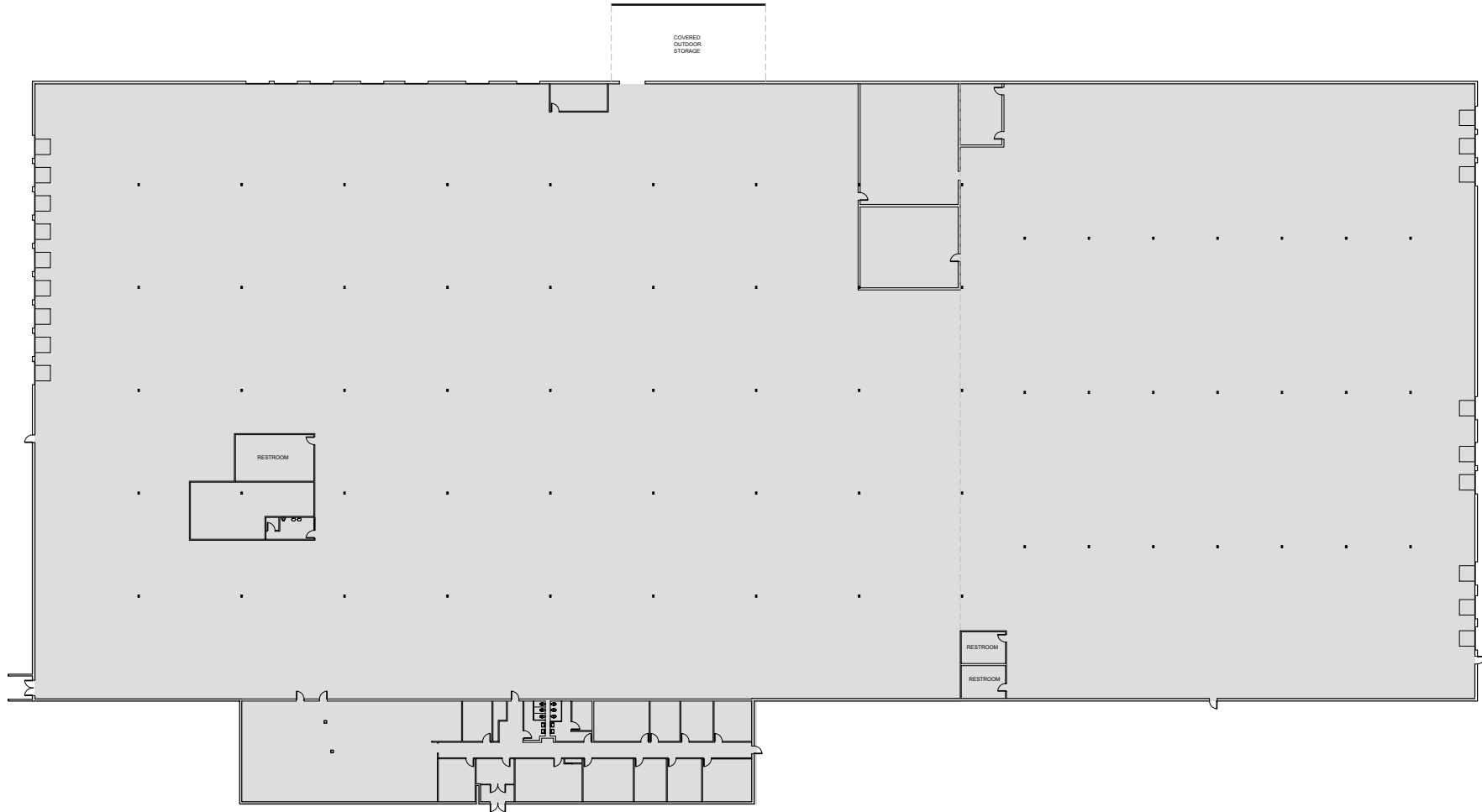
1 CEDAR KING ROAD | SHELBYVILLE, TN

OFFICE SPACE	8,084 SF
CLEAR HEIGHT	16' - 22'
DOCKS	18
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1974
YEAR RENOVATED	2005
LIGHTING	Fluorescent
FIRE SUPPRESSION	Wet System
PARKING	Approximately 150 Surface Spaces
LAND AREA	15.86 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	007-029.00
OPEX ESTIMATE	\$0.59/SF



FLOOR PLAN

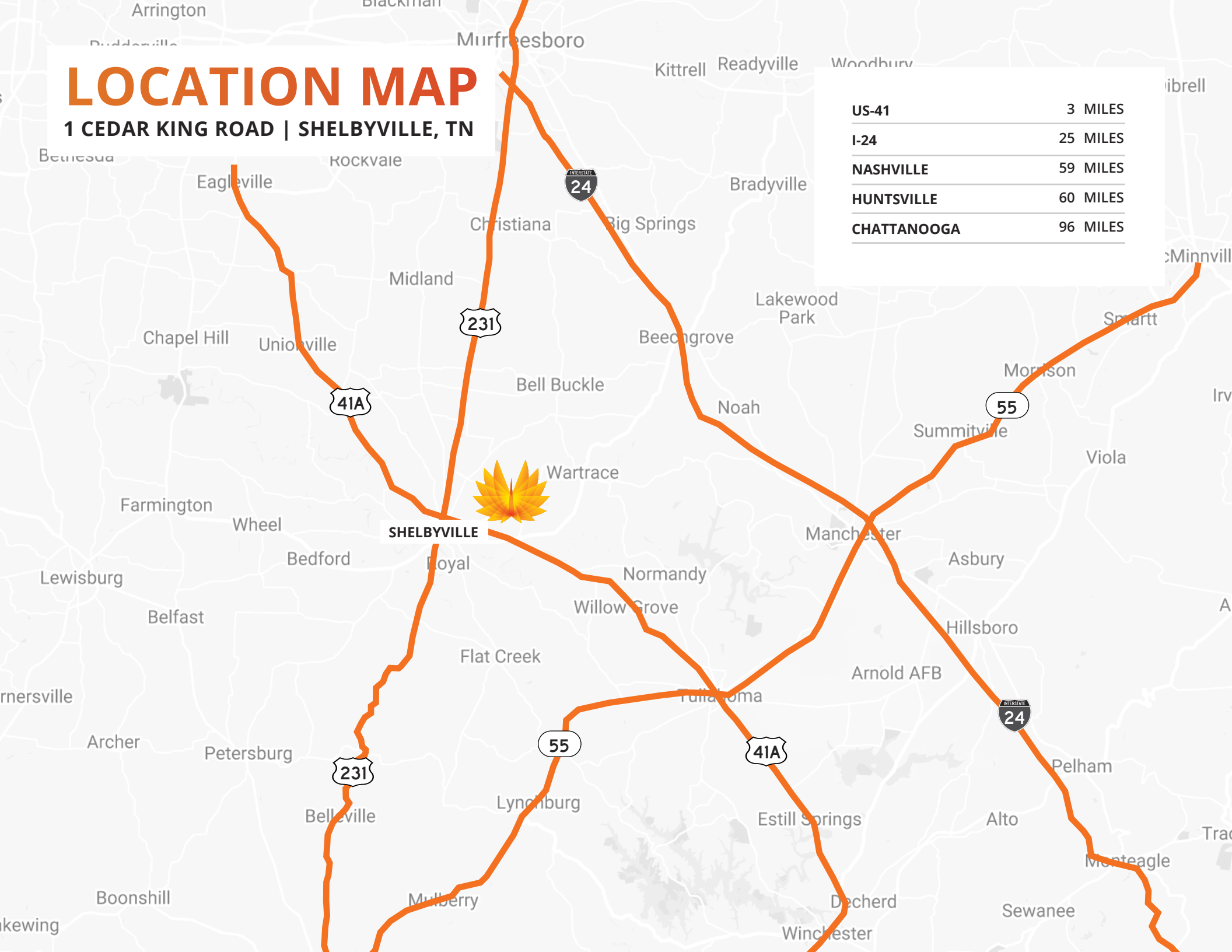
1 CEDAR KING ROAD | SHELBYVILLE, TN



LOCATION MAP

1 CEDAR KING ROAD | SHELBYVILLE, TN

US-41	3 MILES
I-24	25 MILES
NASHVILLE	59 MILES
HUNTSVILLE	60 MILES
CHATTANOOGA	96 MILES





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