



## ELKTON, TENNESSEE INDUSTRIAL FACILITY 301 GEORGE WHITFIELD INDUSTRIAL DRIVE, ELKTON, TN 38455

### FOR SALE

Total SF:	72,000
Land Area:	8.89 acres
Year Built:	1977
Ceiling Height:	18' - 32'
Bay Doors:	Six 10' x 12' docks Two 18' x 12' drive-in doors
HVAC:	Office is fully conditioned. Space heaters in warehouse.
Sprinkler:	100%
Power:	480 volt/3 phase
Roof:	Metal
Floor:	6" - 8" thickness

The property's security features include security cameras and motion detectors. The property has 3 propane tanks, two 1-ton cranes, compressed air and septic system.

**SALE PRICE**  
\$1,750,000

**EXCLUSIVE AGENT**  
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Graham & Co