40,838 SF
INDUSTRIAL FACILITY

1100 Rochelle Road • McKenzie, TN 38201

AVAILABLE
FOR SALE OR LEASE

For More Information and Pricing Contact:

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property highlights

Building

Building Size	40,838 sf
Office	4,200 sf
Site Size	23.52 acres
Parking	10 spaces
Clear Height	24’
Floors	6” concrete
Roof	Metal
Structure	Steel & Masonry
HVAC	In office area only
Power	2,000 amps at 480/277V, 3-phase, 4-wire-
Lighting	Fluorescent
Sprinkler	Wet system, ordinary hazard
Dock Doors	3 dock high
Grade Level Doors	1

Utilities

Gas	West Tennessee Public Utility District
Power	Carroll County Electric Department
Water	City of McKenzie
Sewer	City of McKenzie
Data	AT&T/Spectrum (?)

Transportation Accessibility

Access Hwy -	State Hwy 22: .25 miles
	State Hwy 79: 6 miles
Airport -	Carroll County Airport in Park
International	
Airport -	(MEM) 129 miles
	(BNA) 129 miles

The Advantage

Access to Reliable Workforce

- Carroll County offers an established manufacturing workforce supported by local technical schools and work force development programs.
- Existing industrial employers provide a deep pool of skilled talent with manufacturing, maintenance, electrical, and mechanical experience.

Business-Friendly Tennessee Environment

- Tennessee consistently ranks among the most business-friendly states in America.
- Competitive tax structure and economic development incentives may be available for qualifying projects.
- Strong support from local and state economic development organizations.

Existing Industrial Base

- Carroll County is home to a diverse manufacturing base including metals, building products, industrial components, and advanced manufacturing operations.
- Manufacturers benefit from an industrial community familiar with production operations and logistics.