




For Sale

126,585 SF on 16.48 acres in Covington, TN

 **JLL** SEE A BRIGHTER WAY

INVESTMENT SUMMARY

JLL’s Industrial Services Team has been retained on an exclusive basis to arrange the sale of the 126,585 SF industrial facility situated on 16.48 acres in Covington, TN in the Tipton County submarket. Located at 190 Mill Road, this is an excellent Value-Add opportunity for an owner/user or investment.



OFFERING SUMMARY

PRICE	\$2,500,000
PRICE PSF	\$19.75



Property highlights

Address	190 Mill Road
City, State	Covington, TN 38019
Location	Tipton County
Land Area	16.48 acres
Zoning	M-2 “Industrial District”
Building Size	126,585 SF
Year Built	1930/Reno 1992, 2024
Stories	2

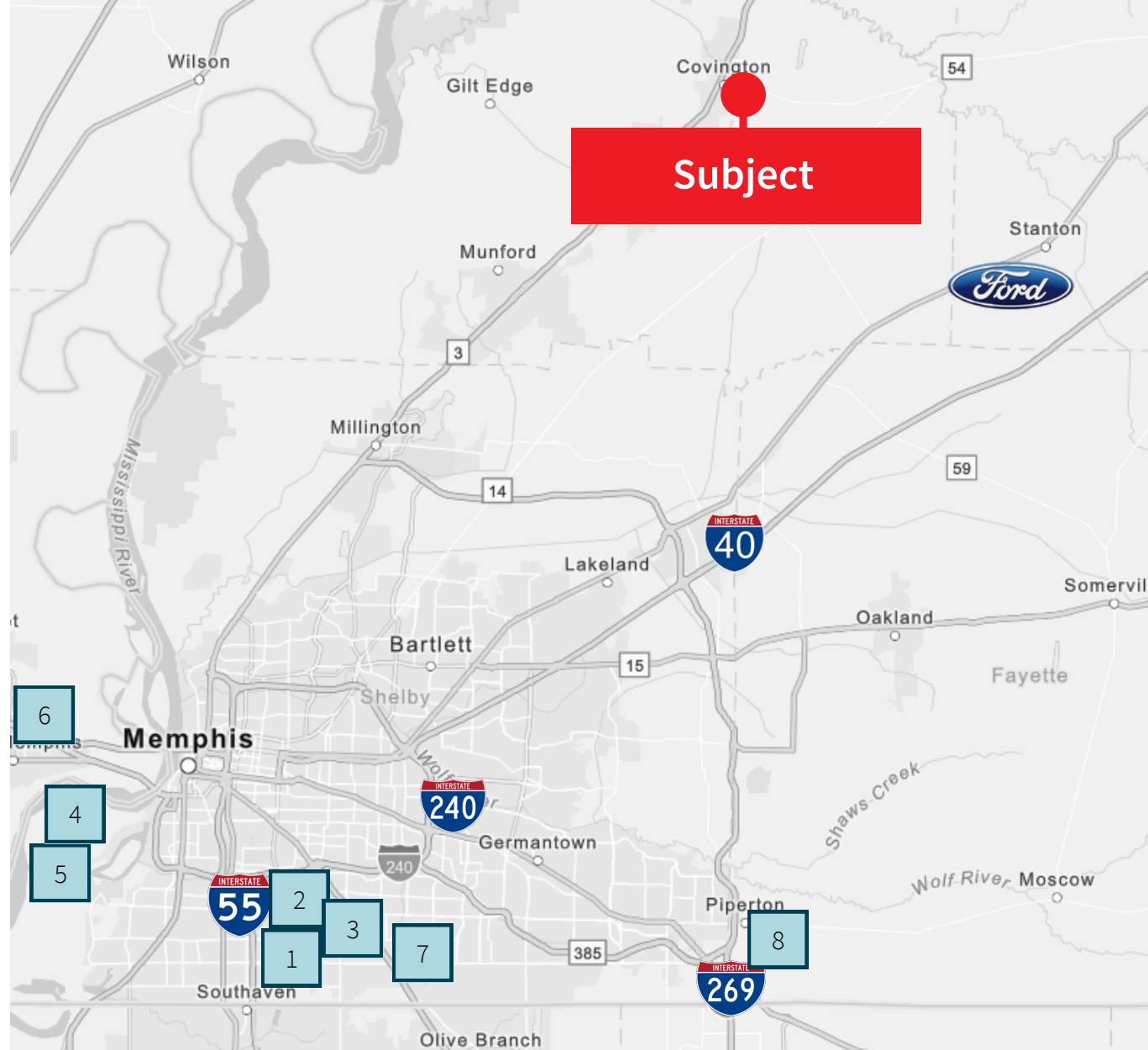
Roof	Dura-Last membrane
Walls	8" block & masonry
Flooring	6" concrete slab
Clear Height	12'-19'
Dock Doors	9
Drive -In Doors	3
Sprinkler	60% Wet & 40% Dry
Parking	+/- 75

Location

Tipton County is one of the fastest growing counties in the State of Tennessee and the Mid-South. The county offers all the advantages of small-town living with the nearby amenities of a major city. Covington is located north of Memphis and Shelby County, creating easy access to Memphis' large transportation and shipping infrastructure. Additionally, the subject property is 17 miles northwest of Ford's Blue Oval City in Stanton, TN. This \$5.6B mega campus is Ford's shift towards electric vehicles.

The intermodal infrastructure of Memphis offers seamless connections to national and international markets.

1	Memphis International Airport
2	FedEx World HUB
3	UPS Regional Hub
4	CN
5	CSX
6	Union Pacific
7	BNSF
8	Norfolk Southern



#1 busiest cargo airport in the world



Five Class 1 railroads in Memphis



3rd busiest trucking corridor in the U.S.



2nd busiest port on the Mississippi River, 5th largest inland port in the U.S.

190 Mill Rd | Covington, TN





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