

# INDUSTRIAL BUILDINGS + LAND

30225 BANKSTON ROAD, ARDMORE, TN 38449

## FOR SALE OR LEASE

**110,619 SF**  
**WAREHOUSE SPACE &**  
**2 SEPARATE TRACTS OF**  
**LAND | UP TO 21.35 AC (DIVISIBLE)**



**\$3,950,000**  
TOTAL ASKING  
\* Can be demised  
as proposed herein



FOR MORE INFORMATION: Crunkleton Commercial Real Estate  
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# PROPERTY DETAILS



Previously home to Bankston Motor Homes, this property includes three renovated warehouse buildings + the land they sit on, and additional divisible land.

Located on the Tennessee-Alabama border in Ardmore, TN, it offers convenient access to Huntsville, Birmingham, and Nashville. Benefit from Tennessee's no individual income tax policy while taking advantage of this strategic location just off I-65.



## PROPERTY HIGHLIGHTS

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**Address:** 30225 BANKSTON ROAD  
ARDMORE, TN 38449

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### Property Information

**Warehouse Buildings:** 110,619 SF TOTAL  
BETWEEN 3 BUILDINGS  
SITS ON 8.5 AC LAND

**Frontage Tract:** 2.27 AC TOTAL (DIVISIBLE OPTION)

**Large Tract:** 19.08 AC TOTAL (DIVISIBLE)

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**Year Built:** 1983 - 1984

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**Total Land Area:** 29.85 AC

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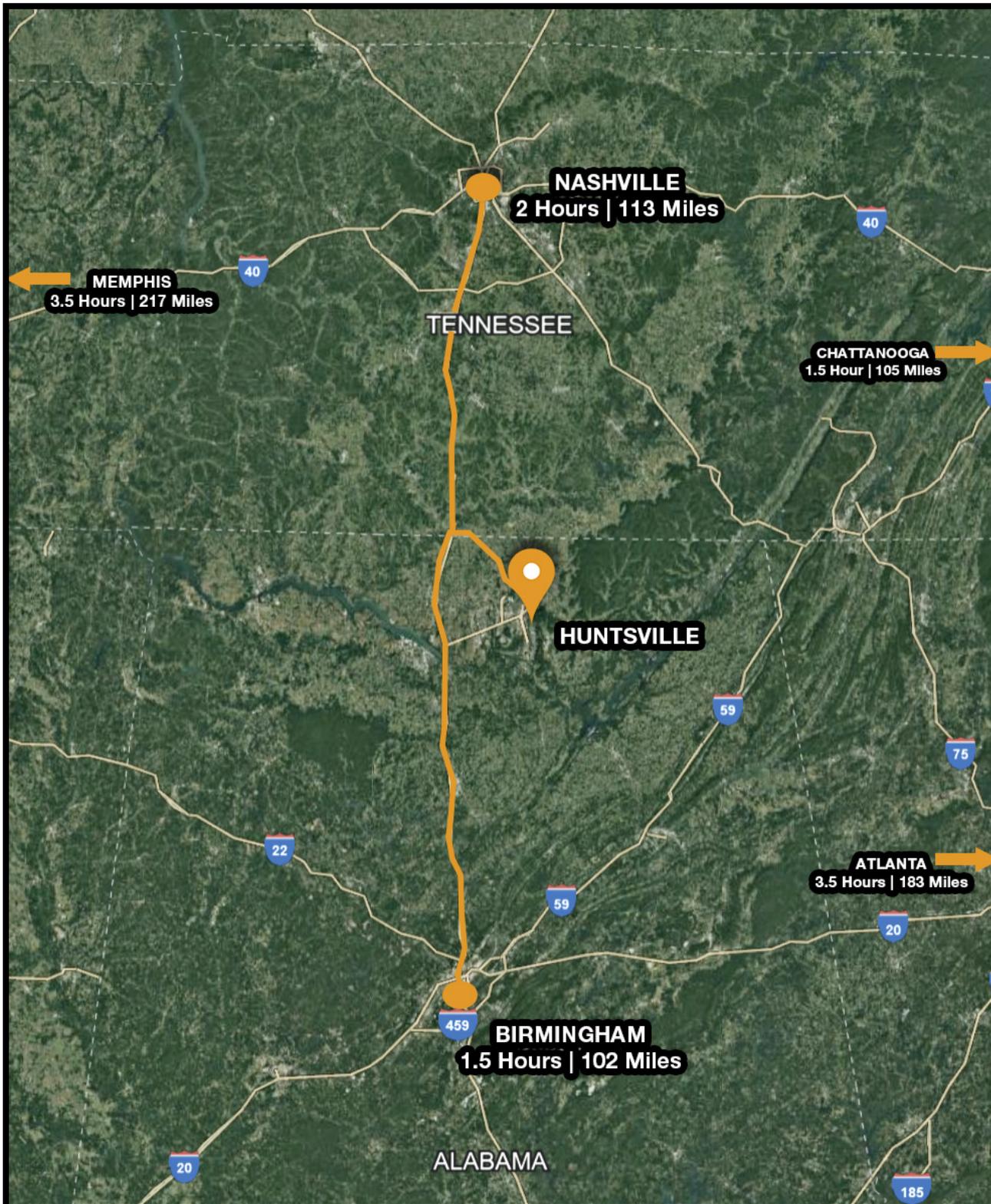
**Price** \$3,950,000 TOTAL \*Divisible

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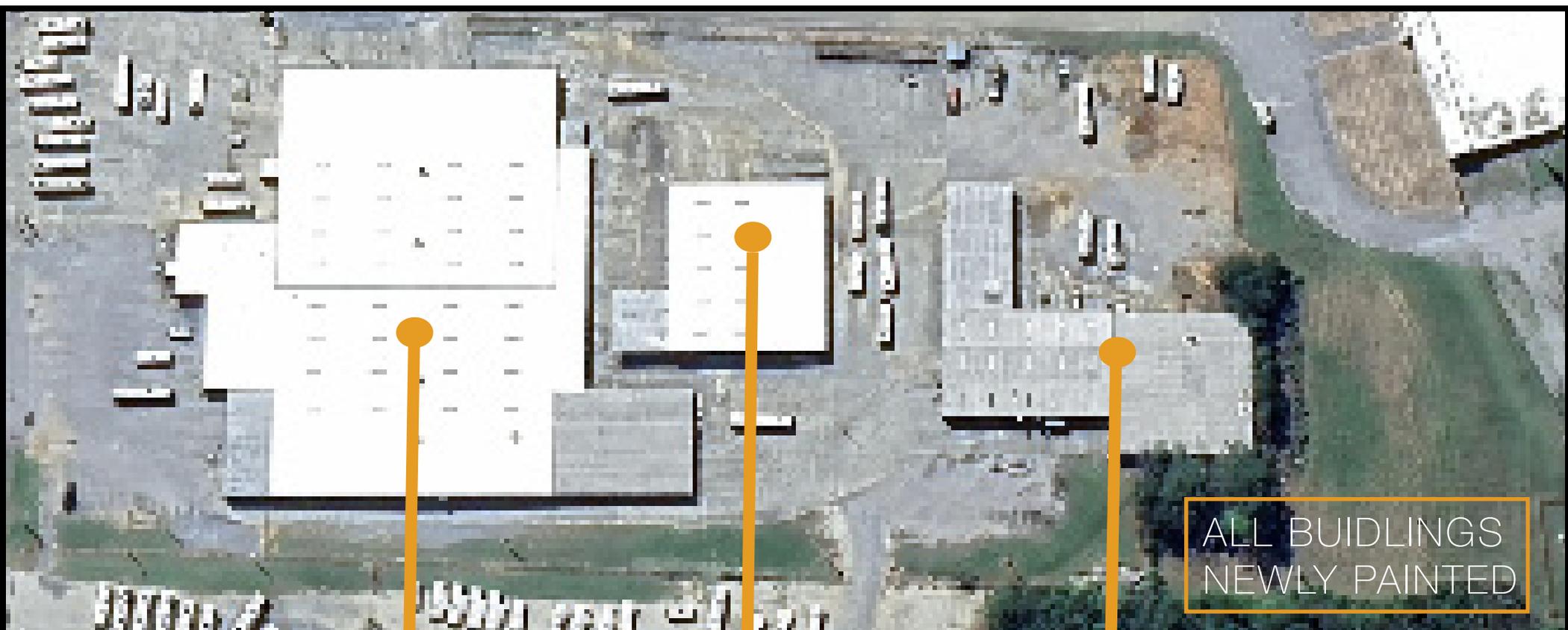


# STRATEGICALLY POSITIONED- Central to Nashville, Birmingham, and Huntsville

- Easy access to I-65 connects the property to key cities, offering strategic logistical benefits.
- 30-minute drive to Huntsville International Airport (Port of Huntsville) providing direct access to air & rail freight services.
- Conveniently situated close to local dining, shopping, and essential services



# 110,619 SF TOTAL | ZONED M-1 | INDUSTRIAL DISTRICT



ALL BUILDINGS  
NEWLY PAINTED

## BUILDING 1

- Built in 1983.
- 83,825 SF total space.
- ±1,500 SF canopy covered storage.
- Lots of roll-up doors.
- Largest door 14' tall by 19' wide.
- Sprinkled, condition unverified.
- Clear height: 13.5' in front, 16.5' in center, 14.5 in back.
- New roof, LED lighting, and gas heat.

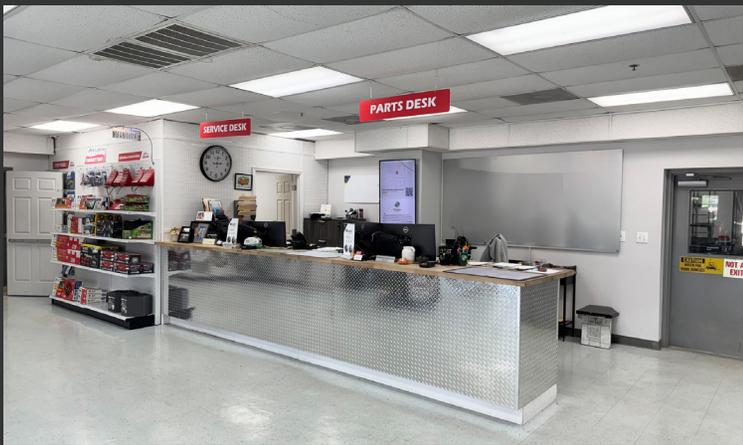
## BUILDING 2

- Built in 1984.
- 10,772 SF total space.
- ±8,095 SF canopy covered storage.
- 5 large exterior roll-up doors (largest being 20'w x13'8").
- Clear height: 19.33' in center, 16.5' on sides.
- New roof, LED lighting, and gas heat.

## BUILDING 3

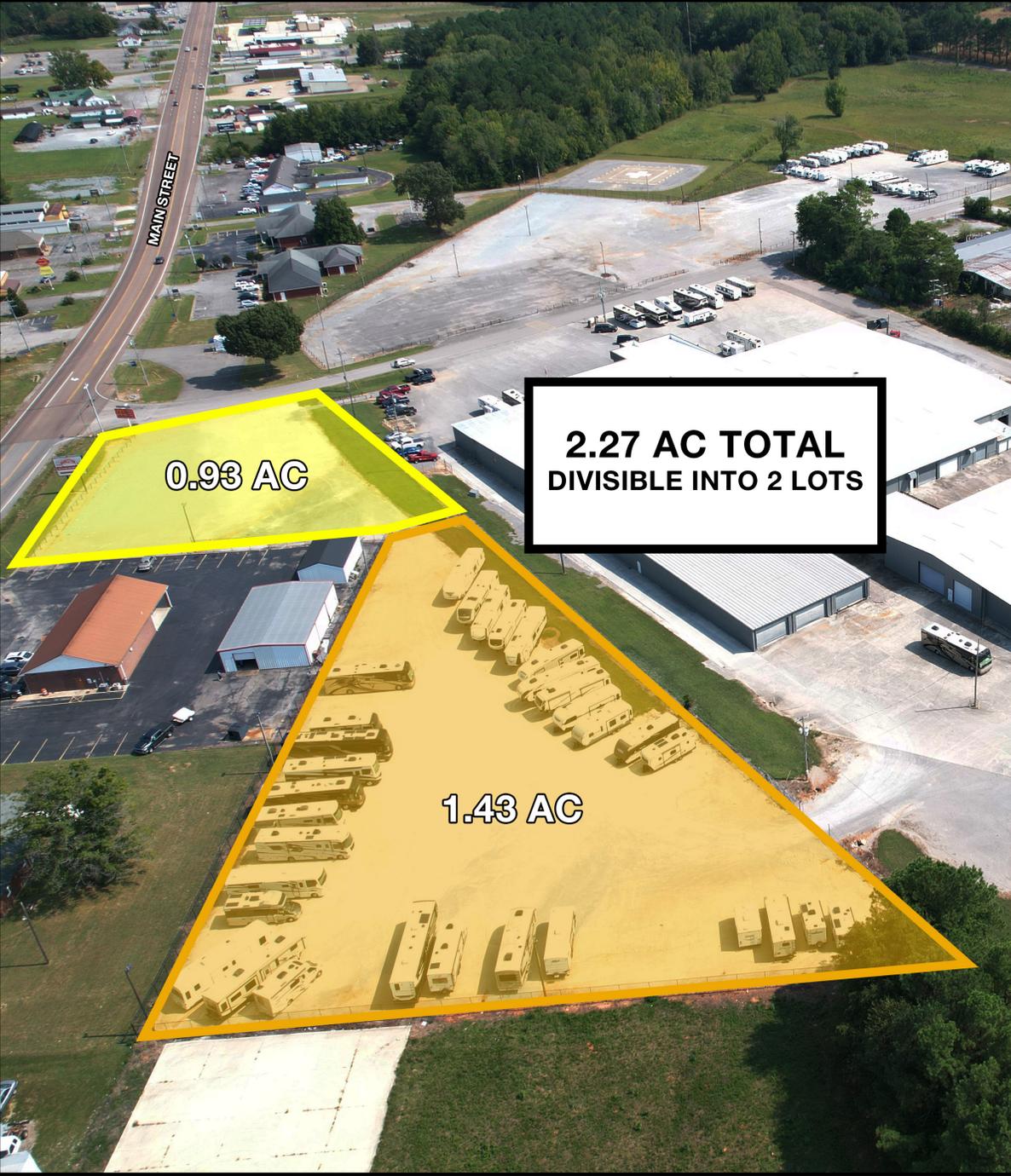
- Built in 1984.
- 16,022 SF total space.
- ±3,600 SF canopy covered storage.
- Multiple roll up doors.
- Plumbing to building
- All new skylights and partially lit with LED lighting.
- Gas heat.

# PHOTOS



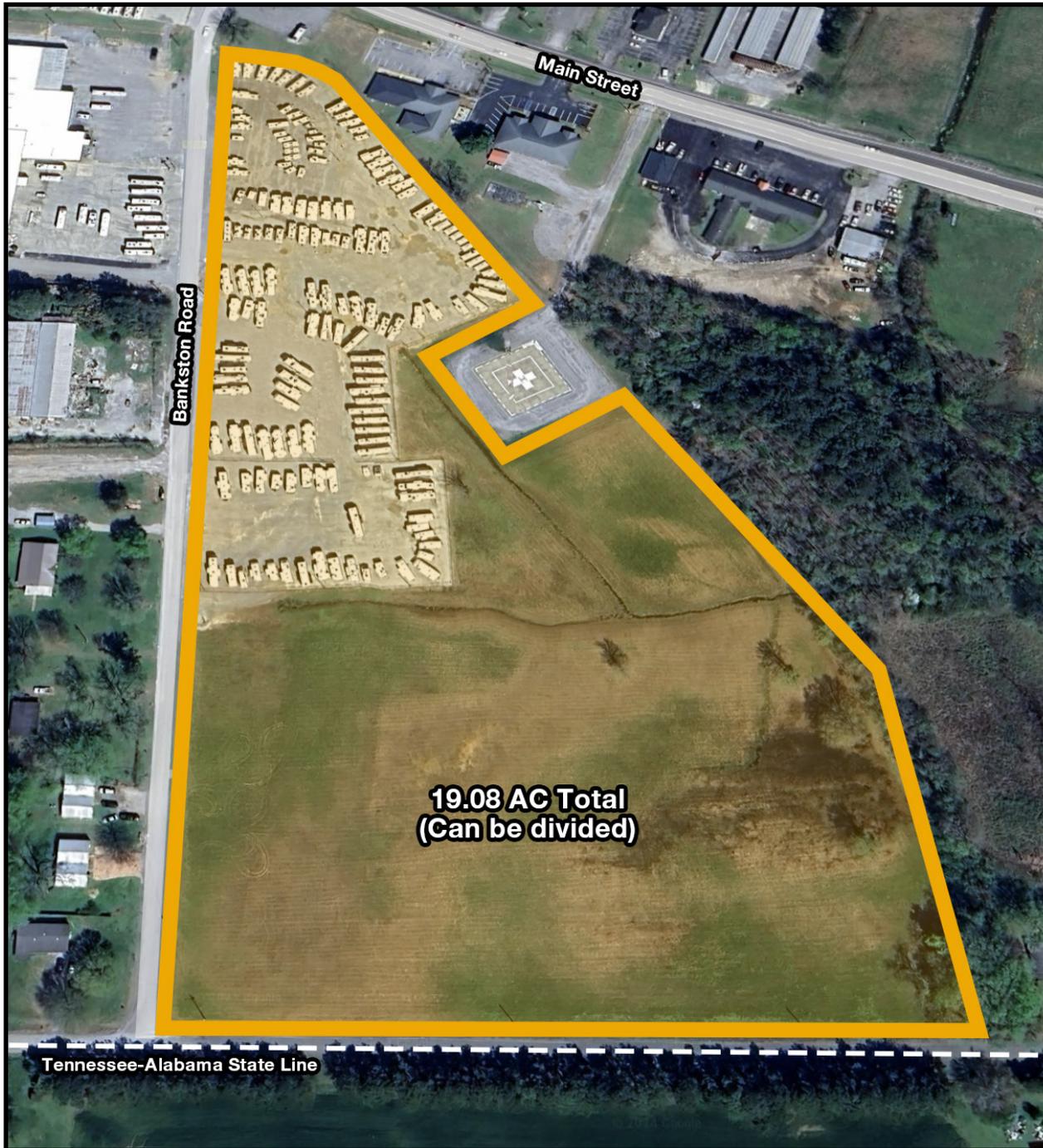
# LAND INFORMATION: FRONTAGE TRACT

- 2.27 AC
- DIVISIBLE INTO 2 LOTS IF DESIRED
- LOT WITH FRONTAGE ON MAIN ST.
- ZONED B2 GENERAL BUSINESS DISTRICT



# LAND INFORMATION: LARGE TRACT

- 19.08 AC TOTAL
- CAN BE DIVIDED
- ZONED M-1 INDUSTRIAL DISTRICT
- PROPERTY LINE MEETS TENNESSEE/ALABAMA STATE LINE





# CRUNKLETON

COMMERCIAL REAL ESTATE GROUP

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