

HWY 412/43

STATE ROAD 50

BUILD TO SUIT

BUILD TO SUIT

BUILD TO SUIT

1,400 SF AVAILABLE

McCANLESS TRUCKING

1742 Monsanto Road  
Columbia, TN 38401

1,400 SF Warehouse Space Available  
& 18,000 - 36,000 SF BTS Opportunities



Accelerating success.



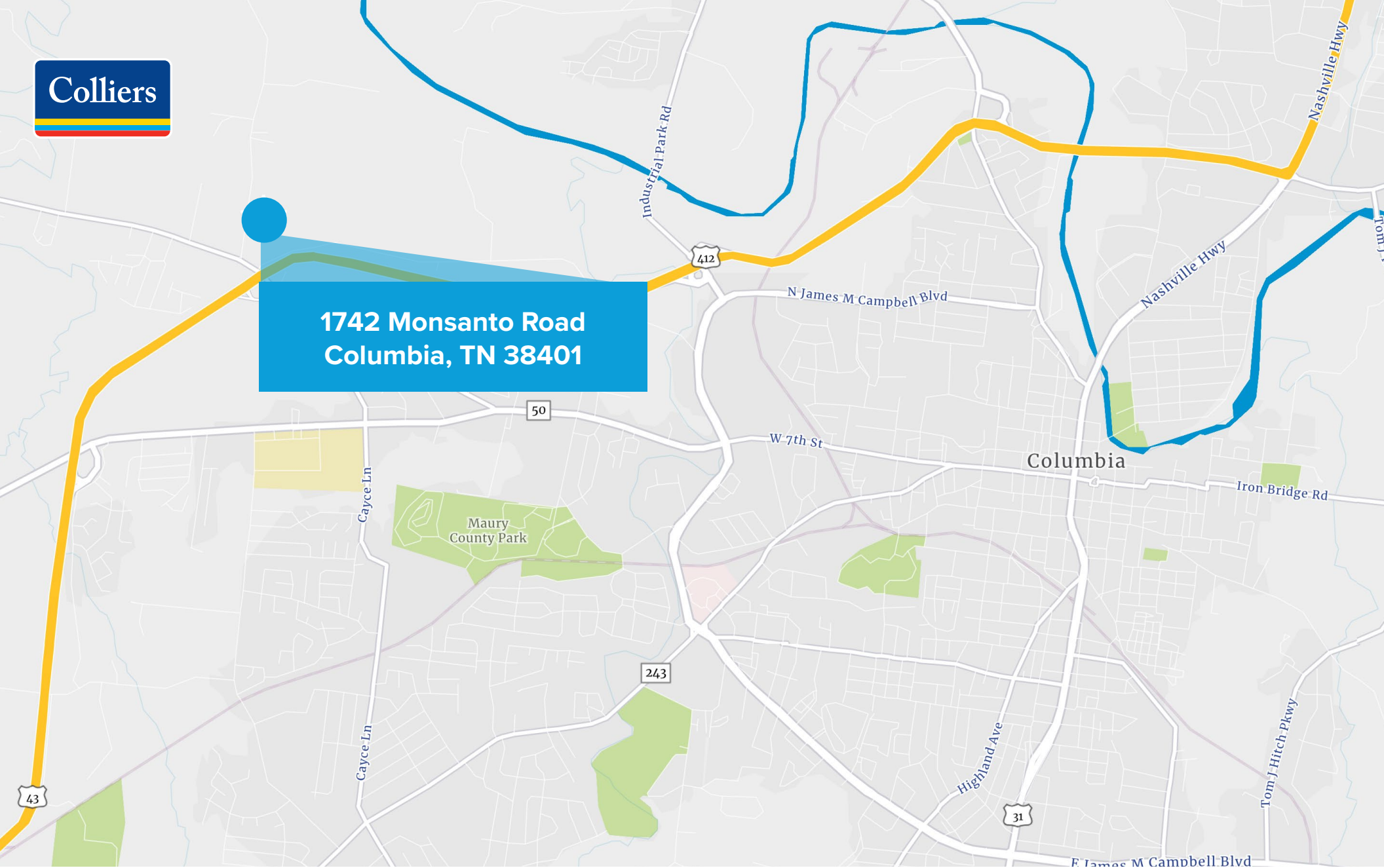
## Property Overview

- 1,400 SF available inside 16,800 SF warehouse (**Rate: \$1,400/mth NNN+\$200/mth CAM**)
- Heavy power
- 20'-25' clear height
- Oversized drive-in door and 5-Ton overhead crane available
- 18,000 - 36,000 SF build-to-suit opportunity
- 10.66 fenced acres
- Outside storage available
- Minutes from State Road 50 and Highway 412/43, 13 miles to Interstate 65, and 15 miles to GM Spring Hill Plant, and four miles to downtown Columbia

**For Build-To-Suit  
Lease Rate & Opex Costs**  
Contact Listing Agent.



**1742 Monsanto Road  
Columbia, TN 38401**



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

**Jerry Miele, SIOR, MBA**  
Principal & Executive V.P.  
+1 615 850 2735  
jerry.miele@colliers.com

**Ben Maude**  
Associate  
+1 615 234 3590  
ben.maude@colliers.com