

Commercial Sale Active
MLS# 2505898
DOM 0

2425 Rialto Road
Covington, TN 38019
County: Tipton

\$990,000
Public Report



Building Area Total:	23,486	Property Sub Type:	Mixed Use
Stories:	1	City Limits:	Yes
Stories Total:	1	Zoning Description:	M-I (Industrial Park)
Cooling YN:	Yes	Lot Size Acres:	7
Heating YN:	Yes	Lot Size Dimensions:	834x347 Irregular
		Road Frontage Length:	1,150
		Parking Total:	50
		Year Built:	1999
		Availability Date:	12/02/2026

Public Remarks: 7 Acres + 23,486 SF of commercial buildings...FOR SALE OR LEASE: 5 Buildings totaling 23,486 SF, 2,000 SF Office, 17,226 SF Warehouse, 6,260 SF Open Storage. 7 Acres per warranty deed, Truck Scales, 6 Ft chain link fence with entrance off Rialto Rd and Witherington Dr. Older building on east side of tract to be removed from site and is not included in any SF numbers. Located in the city of Covington, TN with public water, gas and electricity. LEASE TERMS: \$4.00/SF/Yr NNN = \$9,168.40 Total Rent per Month, 5 year lease preferred. Office is only building heated or cooled. This property offers endless possibilities. Buildings vary in age from 19 to 26 years old. Call 731.343.2900.

Directions: From the intersection of Hwy 54 & Hwy 51 in Covington TN, travel N on Hwy 51 for 4.5 Mi, right on Rialto Rd for /10 mi, property on right on corner of Rialto Rd and Witherington Dr.

Latitude: 35.623662 **Longitude:** -89.611442

Comp Sale YN: No

Original List Price: \$990,000

List Price: \$990,000

Lease Considered YN: Yes

LA: Lee W. Godfrey (071000000) Lic #:058537 Coldwell Banker Southern Realty (CBANKR REN) 220561 731-343-2900 731-668-1777 lee@leegodfrey.com

List Price/SqFt: \$42.15

Tax Annual Amount: \$10,313

Parcel Number: 007 035.11

Tax Other Annual Assessment Amount: 0

County Tax: \$6,192

City Tax: \$4,121

Building Features: Ceiling Height: 8; Ground Level Door; Loading Dock; Loading Dock 2+; Loading Ramp; Truck Well; Warehouse Ceiling Height: 20+ Feet; Office Area: 2,000; Warehouse Area: 21,486

Business Type: Agriculture; Mixed

Construction Materials: Metal Siding

Cooling: Central Air

Fencing: Chain Link

Flooring: Concrete; Other

Foundation Details: Slab

Heating: Natural Gas

Location: Industrial Park

Road Surface Type: Asphalt

Road Frontage Type: City Street

Roof: Metal

Sewer: Public Sewer

Utilities: Natural Gas Connected; Sewer Connected; Water Connected; Underground Utilities

Water Source: Public

Listing Terms: Cash; Conventional

Possession: Close Of Escrow

Special Listing Conditions: Standard

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