

AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

12605 Old Hickory Boulevard – Building A, Antioch, TN 37013

Up to 32,000 SF Available on a 2-5 Year Term



Call 312-212-0933 Now for More Information



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BUILDING SPECIFICATIONS

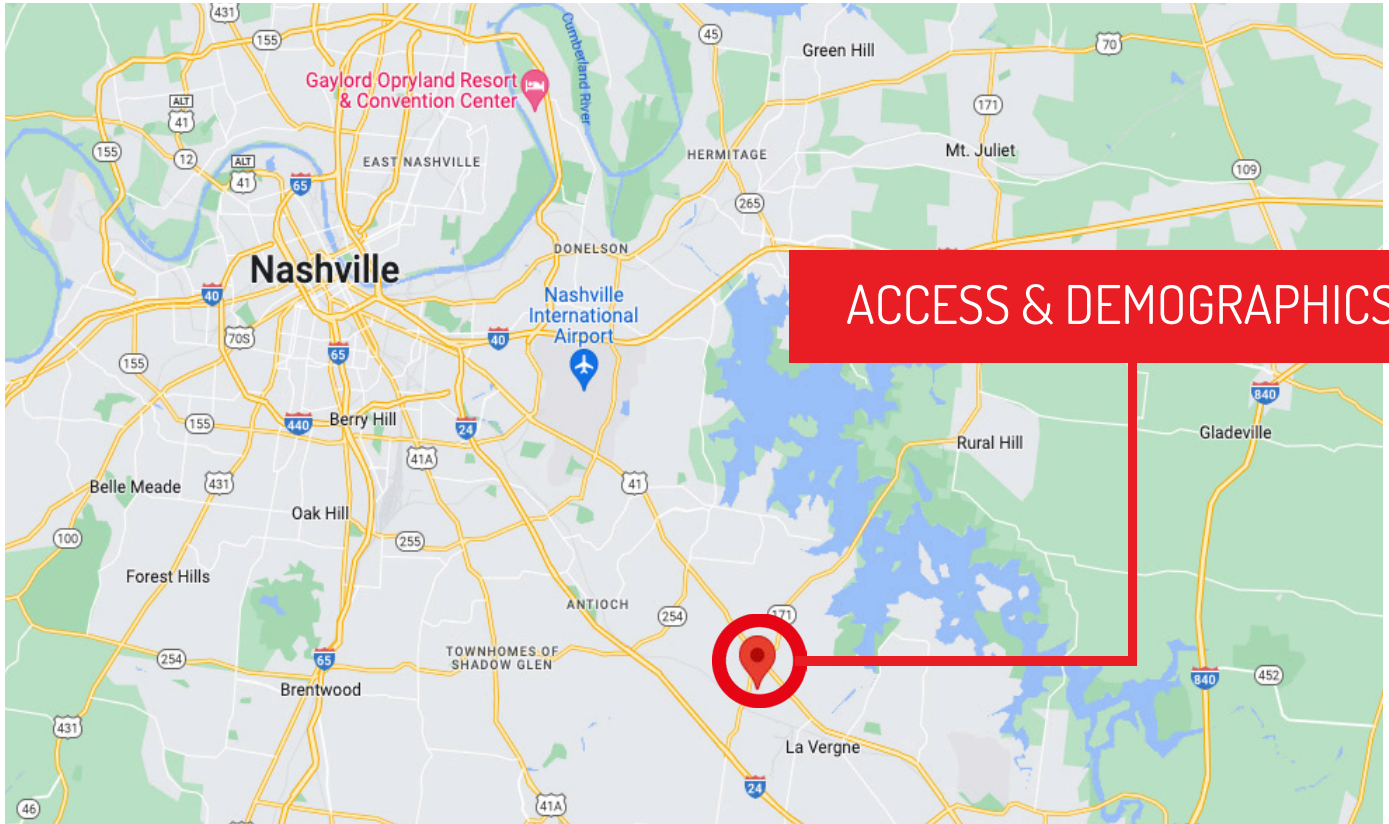


- Recently reduced asking rate
- Move-in ready
- Immediately Available
- Pre-approved for outdoor storage up to 24' in height
- Up to 32,000 SF available
- Asking rate of \$8.75 PSF NNN
- Operating Expenses (TICAM) of \$2.99 PSF
- Built October 2021
- Concrete tilt-wall construction
- TPO roofing
- 30' clear ceiling height (32' clear heights in the staging bay)
- 57'w x 56'd column spacing
- 6" reinforced concrete flooring
- Advanced ESFR sprinkler system
- LED lighting with motion sensors throughout
- 4 loading docks with levelers
- 1600-amp, 480/277-volt, three phase electrical service
- 130' truck bay
- 20'W x 20'H oversized drive-in-door
- Simple Form Sublease Agreement

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- Population of 407,129 in a 10-mile radius
- Average Household Income \$92,629 in a 10-mile radius
- Access to more than half the country's population in under a 10-hour drive, including Atlanta's metro in four hours, Charlotte in six hours, Chicago in seven hours, and Dallas in 10 hours
- Immediate access to I-24, TN State Route 171 and US Route 41
- 8 miles to Nashville International Airport (15 minutes)
- Adjacent to the new Amazon facility and within an eight-minute drive of the UPS and Fedex freight hubs