

609 Enon Springs Road

SMYRNA, TENNESSEE 37167 | NASHVILLE MSA | SOUTHEAST INDUSTRIAL SUBMARKET

120,000
SQUARE FEET

1,200A
480/277V 3-PHASE POWER

24 + 2
DOCK / DRIVE-IN DOORS

Oct '26
AVAILABLE DATE

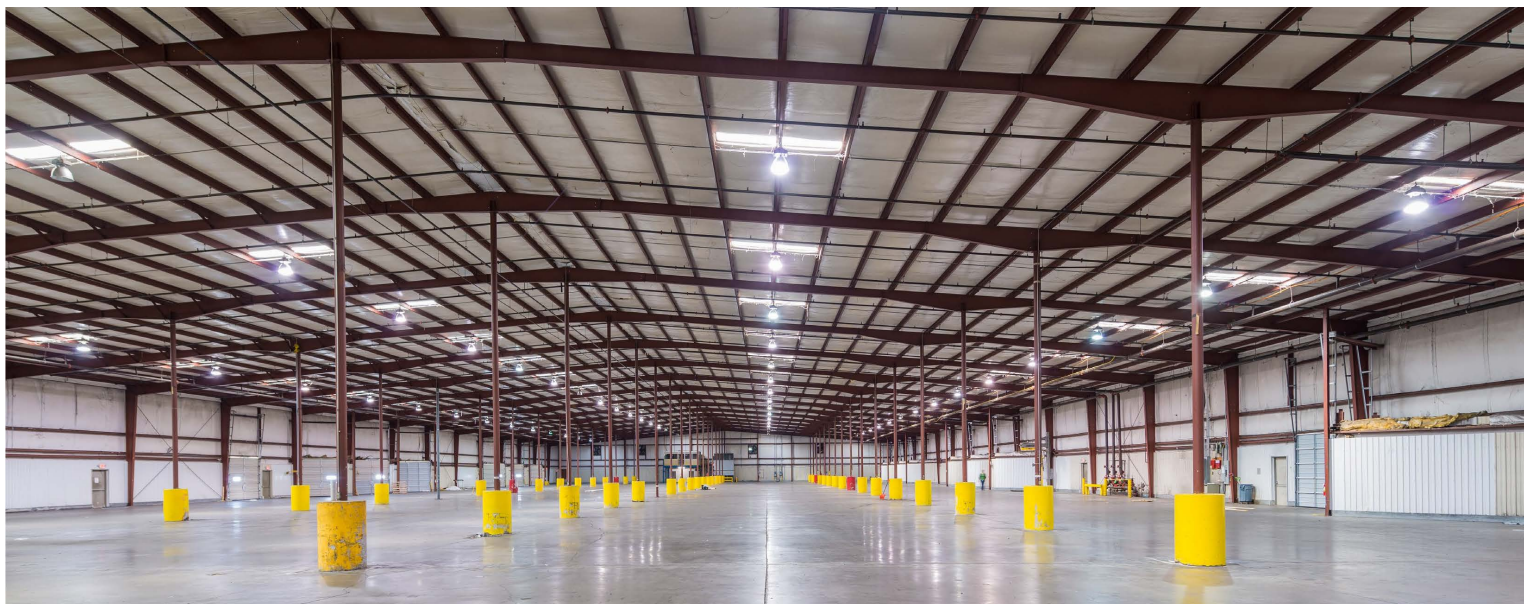
ASKING RATE: **NEGOTIABLE NNN** | TERM: **5 YEARS PREFERRED** | **5.13 ACRES** | **RUTHERFORD COUNTY**

PROPERTY HIGHLIGHTS

- ▶ **Directly across from Nissan Gate 6** — most productive auto plant in North America
- ▶ 120,000 SF cross-dock distribution / manufacturing on 5.13 acres
- ▶ **1,200 amp, 480/277V, 3-phase power service**, Upgrades Available
- ▶ **32' eve height / 24' clear height at docks**
- ▶ 24 dock-high doors + 2 drive-in ramps with dock plates and bumpers
- ▶ **Standing seam metal roof**
- ▶ Upgraded LED warehouse lighting throughout
- ▶ 6" reinforced concrete floor — heavy load rated
- ▶ Wet fire suppression system throughout
- ▶ 50' x 25' column spacing — clean, flexible floor plate
- ▶ ±2,582 SF office / break room
- ▶ Direct access to I-24 and I-840

PROPERTY DETAILS

Address	609 Enon Springs Rd E, Smyrna, TN
Total Size	120,000 SF
Year Built	1997
Construction	Steel-frame, metal panel
Site Area	5.13 Acres
Eve Ht / Clear at Docks	32' / 24'
Column Spacing	50' x 25'
Loading	24 dock-high, 2 drive-in ramps
Electrical	1,200A / 480/277V, 3-phase
Roof / Floor / Lighting	Standing seam / 6" concrete / LED
Sprinkler	Wet system throughout
Office / Breakroom	±2,582 SF
Use / Zoning	Distribution & Mfg / Light Industrial
Lease Type	Triple Net (NNN)
Availability	September 1, 2026



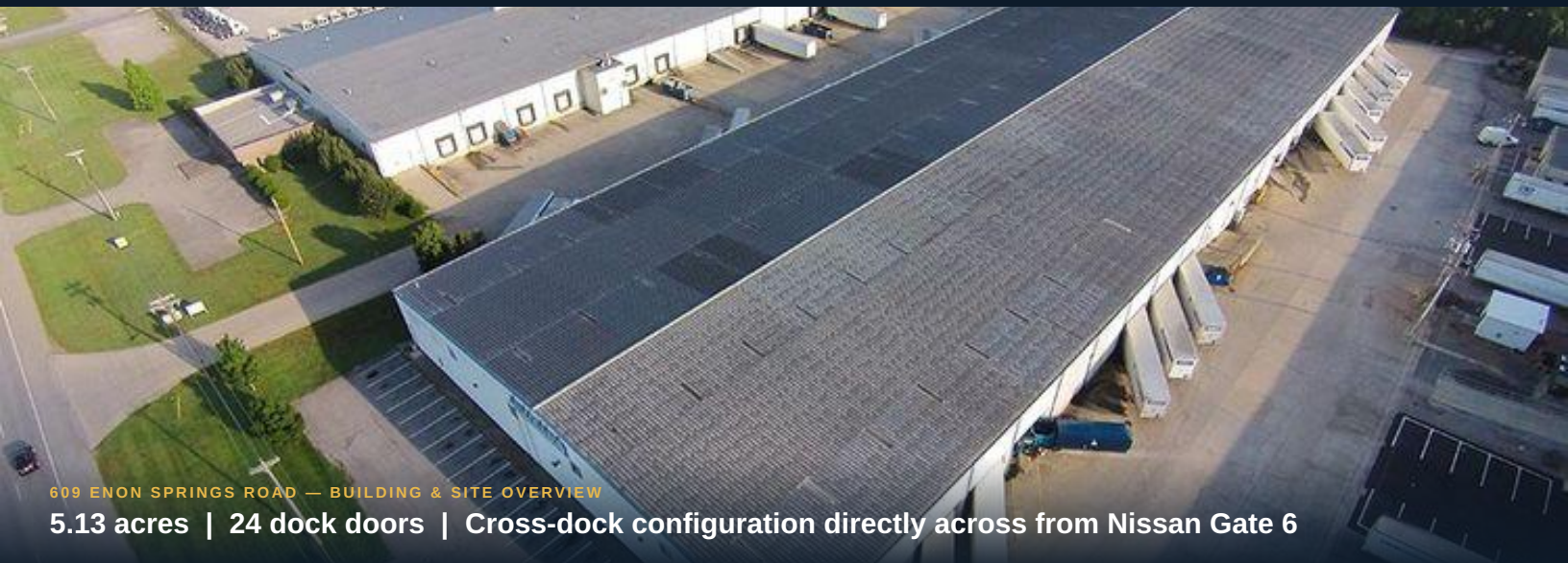
INTERIOR — 120,000 SF OPEN FLOOR PLATE | LED LIGHTING | 6" REINFORCED CONCRETE | 32' EVE HEIGHT

FULL LISTING [LoopNet](#) | 609 Enon Springs Road, Smyrna TN

Weston Cowden

Listing Agent | Westchase Partners LLC
(615) Westonlcowden@gmail.com
308-5468

All information furnished regarding property for lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. NNN expenses are estimates based on 2026 actuals and subject to change.



609 ENON SPRINGS ROAD — BUILDING & SITE OVERVIEW

5.13 acres | 24 dock doors | Cross-dock configuration directly across from Nissan Gate 6

AREA MAPS — GATE 6 PROXIMITY & REGIONAL ACCESS



IMMEDIATE AREA — 609 HIGHLIGHTED | NISSAN GATE 6 DIRECTLY SOUTH

ENON SPRINGS ROAD AUTOMOTIVE CLUSTER — IMMEDIATE NEIGHBORS

<p>Valeo CAC 40 Tier 1 — front-end modules & active grille shutters for Nissan</p>
<p>Topy America Steel wheel manufacturing — direct Nissan OEM supplier</p>
<p>Nissan Logistics Nissan-operated parts distribution — on-site Enon Springs campus</p>



REGIONAL ACCESS — I-24 & I-840 | NASHVILLE MSA

<p>Penske Logistics Dedicated logistics — Nissan inbound supply chain management</p>
<p>Cassens Transport Finished vehicle transport — outbound logistics from Nissan</p>
<p>Linc Logistics Managed logistics — supply chain operations adjacent to Nissan plant</p>

2026 ESTIMATED NNN OPERATING EXPENSES (ANNUAL)

<p>REAL ESTATE TAXES \$0.461/SF \$55,331/yr \$4,611/mo</p>	<p>PROPERTY INSURANCE \$0.14/SF \$16,800/yr \$1,400/mo</p>	<p>TOTAL ESTIMATED NNN \$0.601/SF \$72,131/yr \$6,011/mo</p>
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