



**HAMILTON YOUNG** LLC  
Brokerage • Management • Development

**±12,000 SF**

**Flex/Industrial Space**

**Food Grade Facility**

---

**2484 Park Plus Drive**

COLUMBIA • TENNESSEE • 38401



**FOR LEASE**

Whole Building Available





**HAMILTON YOUNG** LLC  
Brokerage • Management • Development

**FOR LEASE**

2484 PARK PLUS DRIVE, COLUMBIA, TN



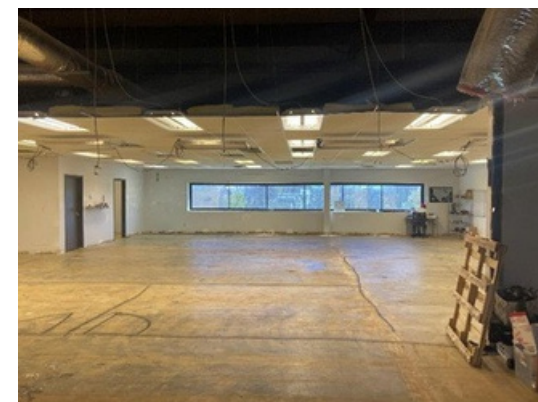




**HAMILTON YOUNG** LLC  
Brokerage • Management • Development

**FOR LEASE**

2484 PARK PLUS DRIVE, COLUMBIA, TN



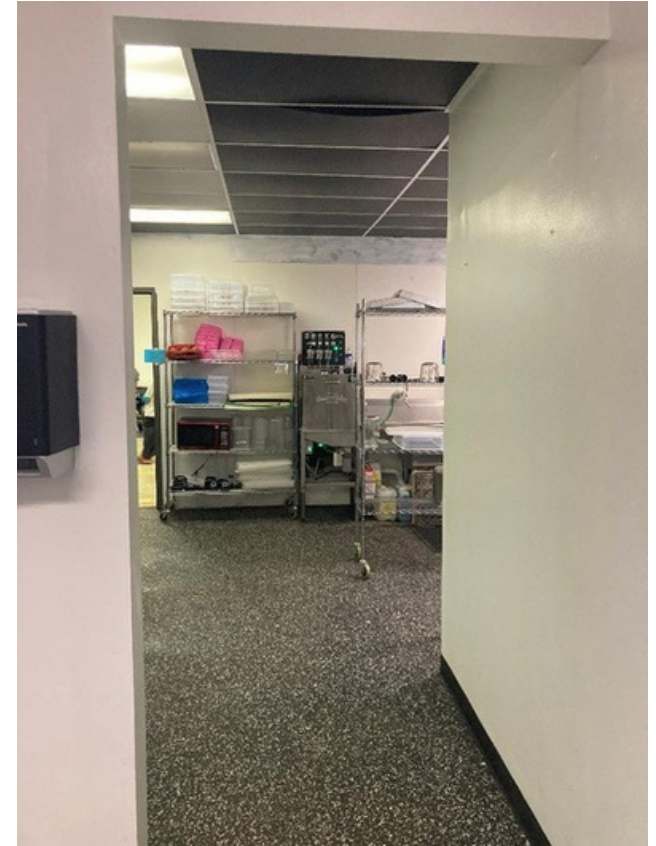




**HAMILTON YOUNG** LLC  
Brokerage • Management • Development

**FOR LEASE**

2484 PARK PLUS DRIVE, COLUMBIA, TN







2484 Park Plus Drive, Columbia, TN 38401

2484 Park Plus Drive is strategically located in Columbia, TN a dynamic and rapidly growing middle TN market. This property located only 4 miles from the interstate, 46 miles south of Nashville, offers 30 parking spaces, 2 Grade Level Drive in Doors, LED lighting and 12'-16' Clear Height.



## BUILDING DETAILS

LEASED PREMISES  
±12,000 SF

BUILDING TYPE  
Flex/Industrial Building / Food Grade Facility

PARKING  
30 Spaces

ZONING  
Special District; Light Industrial

LIGHTING  
LED

DOORS  
(2) Grade-Level Drive-in Doors

FLOORS  
Finished Concrete

CLEAR HEIGHT  
16' Clear; 14' Eave (Back);  
14' Clear; 12' Eave (Front)

CLIMATE CONTROLLED  
Yes

LEASE RATE  
**\$13.50/SF NNN and  
\$1.01/SF Operating Expense**





**HAMILTON YOUNG** LLC  
Brokerage • Management • Development

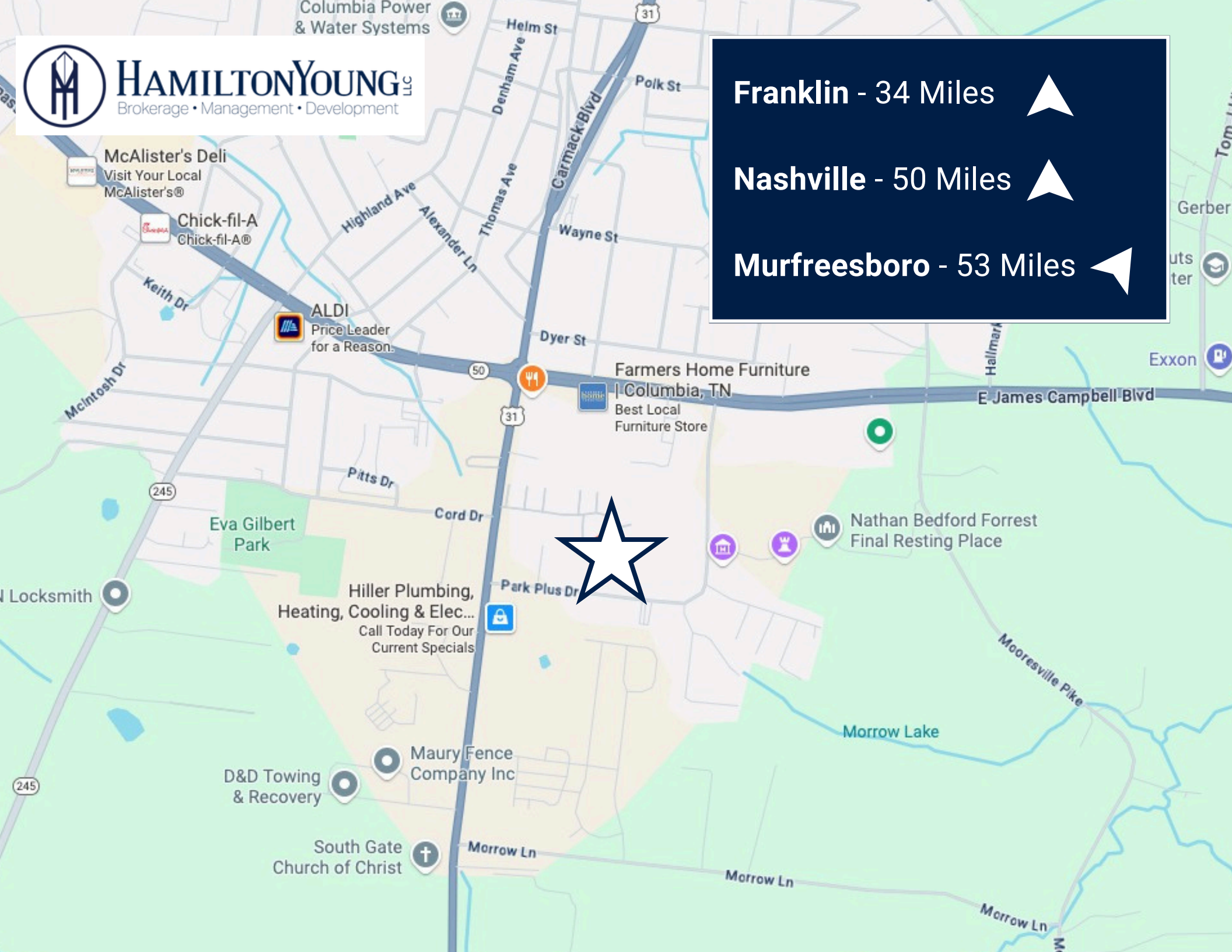
**Franklin - 34 Miles**



**Nashville - 50 Miles**



**Murfreesboro - 53 Miles**





**HAMILTONYOUNG**<sup>LLC</sup>  
Brokerage • Management • Development



**Reid Mangelsdorf**  
VICE PRESIDENT

C: (615) 712-0974

[reid@hamiltonyoung.com](mailto:reid@hamiltonyoung.com)



**Hamilton Young, LLC**

198 E Main St. Ste 101 Franklin, TN 37064

[hamiltonyoung.com](http://hamiltonyoung.com)