



**HAMILTON YOUNG**<sup>LLC</sup>  
Brokerage • Management • Development

**±12,000 SF**  
**Flex/Industrial Space**  
**Food Grade Facility**

**2484 Park Plus Drive**  
COLUMBIA • TENNESSEE • 38401



**FOR LEASE**

Whole Building Available



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Brokerage • Management • Development

FOR LEASE

2484 PARK PLUS DRIVE, COLUMBIA, TN

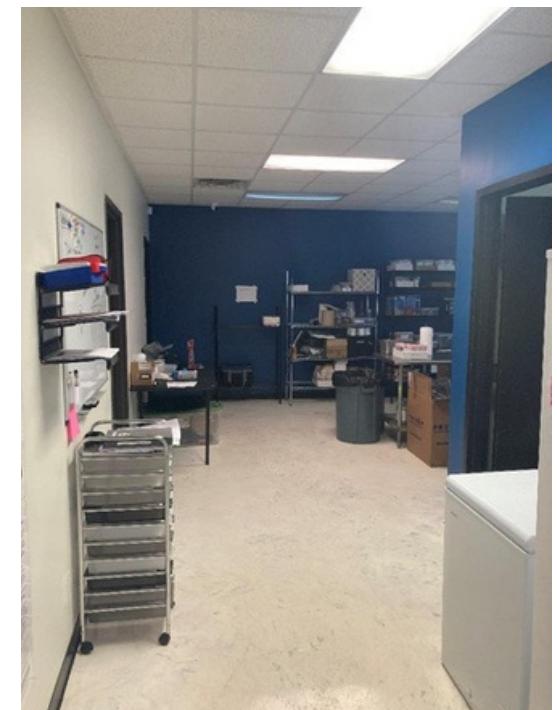


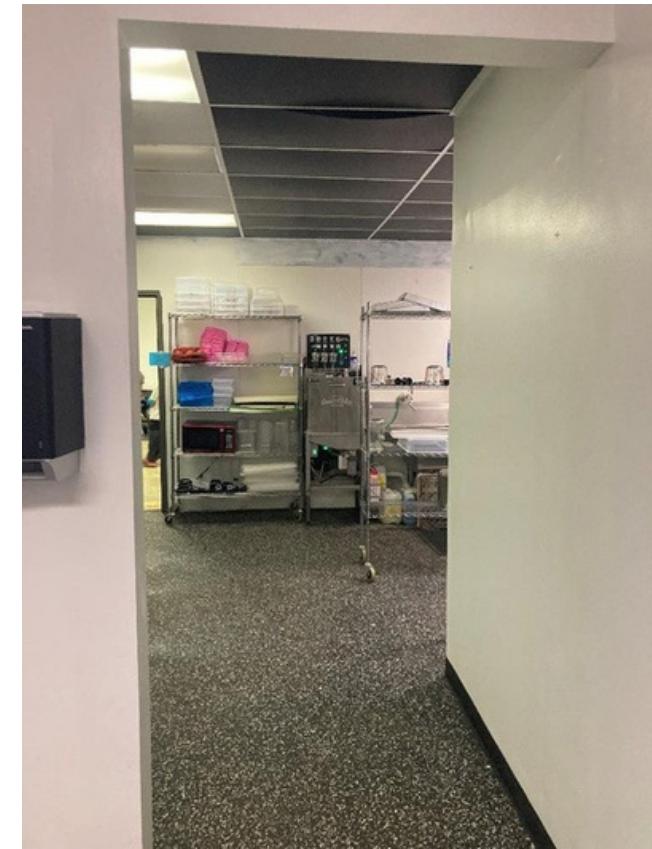


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2484 PARK PLUS DRIVE, COLUMBIA, TN







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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

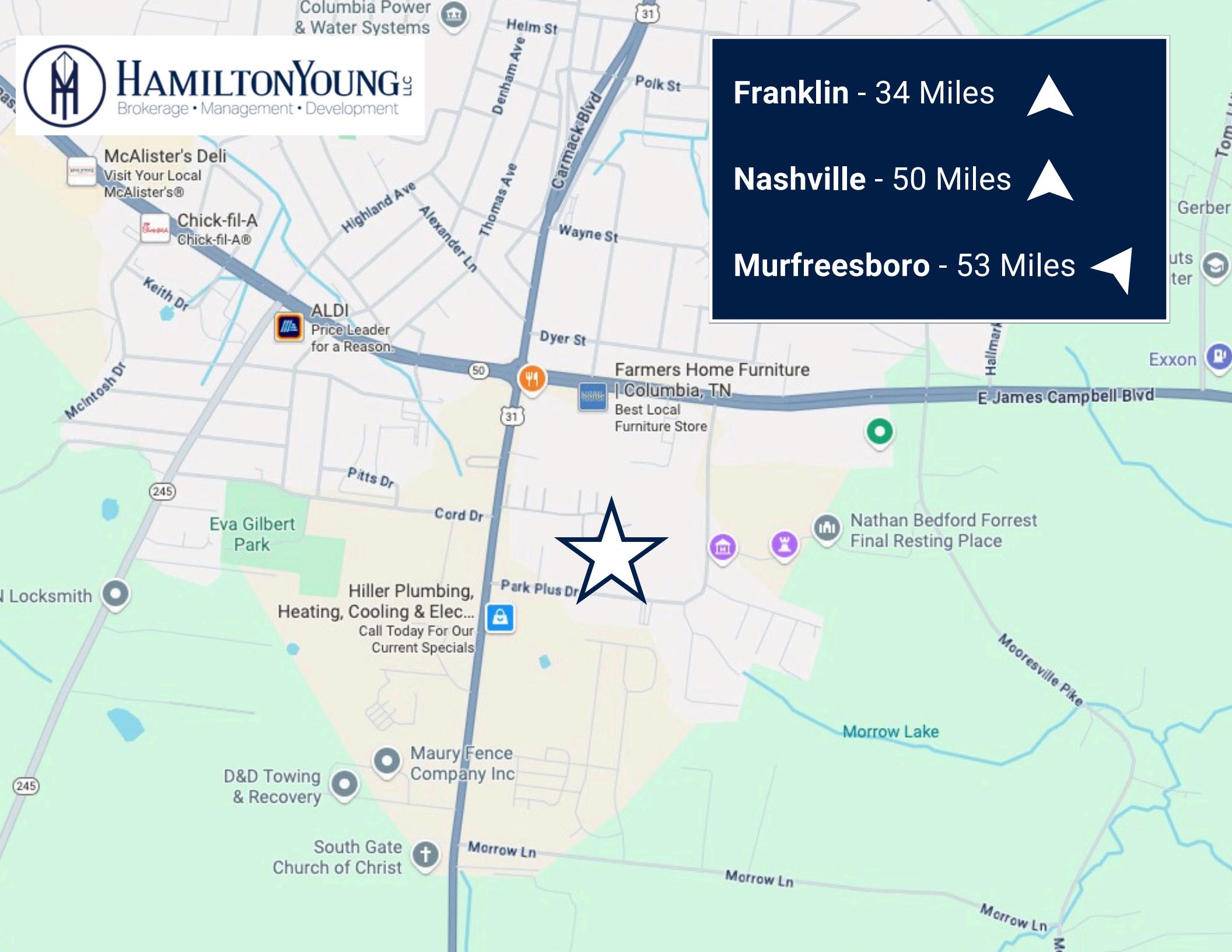
### LEASE RATE

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



**HAMILTON YOUNG**  
LLC  
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Columbia Power  
& Water Systems





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