

Vacant Industrial Property | Centerville, TN

2292 SKYVIEW DR



Offering Memorandum

 **BRISKY** | NET LEASE

612.413.4200 • brisky.com

Property Information

SECTION 1



Offering Summary

Sale Price: \$8,000,000 or Available for Lease

Address: 2292 Skyview Dr., Centerville, TN

Lot Size: 9.65 Acres

Building Size: 106,271 SF

Occupancy: 0%

Property Highlights

Hickman County Incentives –

Business-friendly tax structure, job creation grants, and support for industrial development through Tennessee's Economic & Community Development (ECD) programs.

Strategic Regional Access –

Centrally positioned in the Southeast, enabling efficient distribution throughout Tennessee, Kentucky, and Northern Alabama.

Growth Corridor –

Located in a path-of-growth market with increasing demand for second-tier logistics and manufacturing facilities outside core Nashville.

Robust Labor Pool –

Access to a skilled and semi-skilled manufacturing workforce from Centerville, Columbia, Dickson, and greater Nashville metro area.

Expansive Industrial Facility with Growth Potential –

Property features 106,000 SF of warehouse space situated on over 9 acres, providing ample opportunity for future building expansion.

Complete Highlights



Location Information

Building Name	Vacant Industrial Property I Centerville, TN
Street Address	2292 Skyview Dr
City, State, Zip	Centerville, TN 37033
County	Hickman

Building Information

Building Class	C
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1965
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Additional Photos



Location Information

SECTION 2



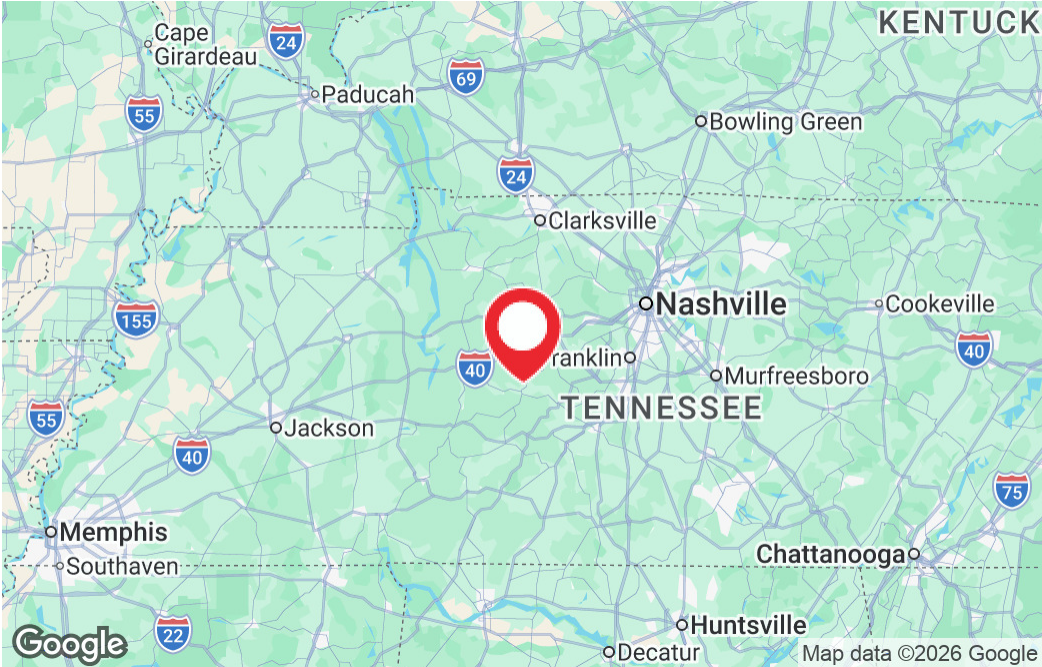
Aerial Map



Market Overview

About Centerville, TN

Centerville is located in Hickman County and is approximately 60 miles southwest of Nashville. With direct access to State Route 100 and proximity to Interstate 40, the area benefits from steady traffic flow and logistical convenience. The town serves as the economic and governmental center of Hickman County, drawing in visitors and residents from surrounding rural communities. Centerville offers a quiet, rural lifestyle while still providing access to outdoor activities like hiking, fishing, and kayaking along the Duck River. As population growth continues to ripple outward from the Nashville metro, Centerville stands to benefit from increased demand for essential goods and services in underserved areas.



Demographics

	3 Mile	5 Mile	10 Mile
Population	5,076	6,408	16,863
Population 5 Years Forecast	5,146	6,468	17,124
Population 10 Years Forecast	5,190	6,509	17,288
Households	2,033	2,625	6,645
Household Average Income	\$86,308	\$81,117	\$80,430
Median Age	43	43	43

Contact



About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



Cory Krupinsky

Vice President
ckrupinsky@brisky.com
Direct: 612.413.4200 x111
Cell: 818.620.3989
CalDRE #02086327



Brian Brockman

In-State Broker
License #: 343847
Bang Realty-Tennessee Inc
bor@bangrealty.com
513-898-1551

Confidentiality & Disclaimer

The following notices are provided by Brisky Enterprises MN Inc. dba Brisky Net Lease and/or Brisky Commercial Real Estate.

DISCLAIMER - The information contained herein was obtained from sources believed reliable, however, Brisky Net Lease makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Brisky Net Lease has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Brisky Net Lease does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY - This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Brisky Net Lease.

NON-ENDORSEMENT NOTICE - Brisky Net Lease is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER - Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Brisky Net Lease. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Brisky Net Lease does not guarantee financial performance of the property described herein. Brisky Net Lease shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION - Brisky Net Lease is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

AMERICANS WITH DISABILITIES ACT - The United States Congress enacted the Americans with Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Brisky Net Lease are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES - If there is a breach or threatened breach of any of the foregoing, Owner and/or Brisky Net Lease shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Brisky Net Lease and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Brisky Net Lease from pursuing remedies available as a matter of law or in equity. Should Owner and/or Brisky Net Lease prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Brisky Net Lease's reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion.

© Brisky Enterprises MN, Inc. All rights reserved.



BRISKY

NET LEASE