

FOR SALE | INDUSTRIAL FACILITY
411 Industrial Drive

WHITE HOUSE, TN 37188



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PROPERTY DESCRIPTION

411 Industrial Drive is a **industrial facility** located in White House, Tennessee, within the **Greater Nashville market**. The property is situated on **±3.76 acres** and contains a **28,884 SF industrial building**, consisting of **21,184 SF of warehouse space**, **660 SF of mezzanine (upstairs office) space**, and **7,040 SF of office space**.

The building is well suited for manufacturing, distribution, or service-oriented users requiring a combination of warehouse functionality and administrative space. The facility includes **35 total offices** and multiple break rooms, supporting a wide range of operational requirements.

The warehouse offers **24' clear heights**, **four (4) dock-high doors**, **two (2) oversized automatic drive-in doors**, **LED lighting**, **gas-fired heaters**, and **electrical service of approximately 2,000 amps**. A WET sprinkler system has been installed throughout the warehouse and associated office areas, including the newer office addition.

The site includes **±0.75 acres of outdoor storage**, **surface parking**, **public sewer service**, and **functional truck circulation**, supporting a range of logistics, light manufacturing, and industrial service uses. The property benefits from **close proximity to Interstate 65 via State Route 76**, providing efficient north-south connectivity to the Greater Nashville region and Southern Kentucky. The property can be delivered vacant or with a tenant in place, offering flexibility for both owner-users and investors.



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PROPERTY & BUILDING HIGHLIGHTS	
Address	411 Industrial Drive, White House, TN 37188
Market	Greater Nashville
Property Type	Industrial
Total Building Size	28,884 SF
Warehouse	21,184 SF
Mezzanine	660 SF
Office	7,040 SF
Land Area	±3.76 Acres
Clear Height	24'
Dock-High Doors	4 (manual; manual levelers)
Drive-In Doors	2 oversized (automatic; 1 @ 18'x20', 1 @ 11'x16')
Electrical Service	3-phase power w/ approx. 2,000 amps
Lighting	LED
Sprinkler System	Installed; WET
Parking	Surface parking; exact count TBD
Outdoor Storage	±0.75 Acres
Utilities	Public sewer; gas, electric, and water
Zoning	I-2 (Heavy Industrial)
Location	Approx. 1 mile from I-65 via SR-76
Delivery	Available vacant or with tenant in place
Asking Price	Please contact listing broker for pricing guidance



OFFICE CONFIGURATION

- 35 total offices
 - 10 in main office area
 - 22 in new office area
 - 3 executive offices
- 4 total restrooms
- 3 total break rooms (2 office, 1 warehouse)

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LOCATION & SUBMARKET OVERVIEW

White House, Tennessee is an established **industrial and service-oriented submarket** located north of downtown Nashville, offering efficient access to **Interstate 65** and regional distribution routes throughout Middle Tennessee and Southern Kentucky.

411 Industrial Drive is located **approximately one mile from the I-65 interchange**, with direct access via **State Route 76**, providing convenient north–south connectivity to the Greater Nashville market and surrounding logistics corridors. The property’s location supports efficient truck access while operating outside of core Nashville industrial pricing.

The area benefits from:

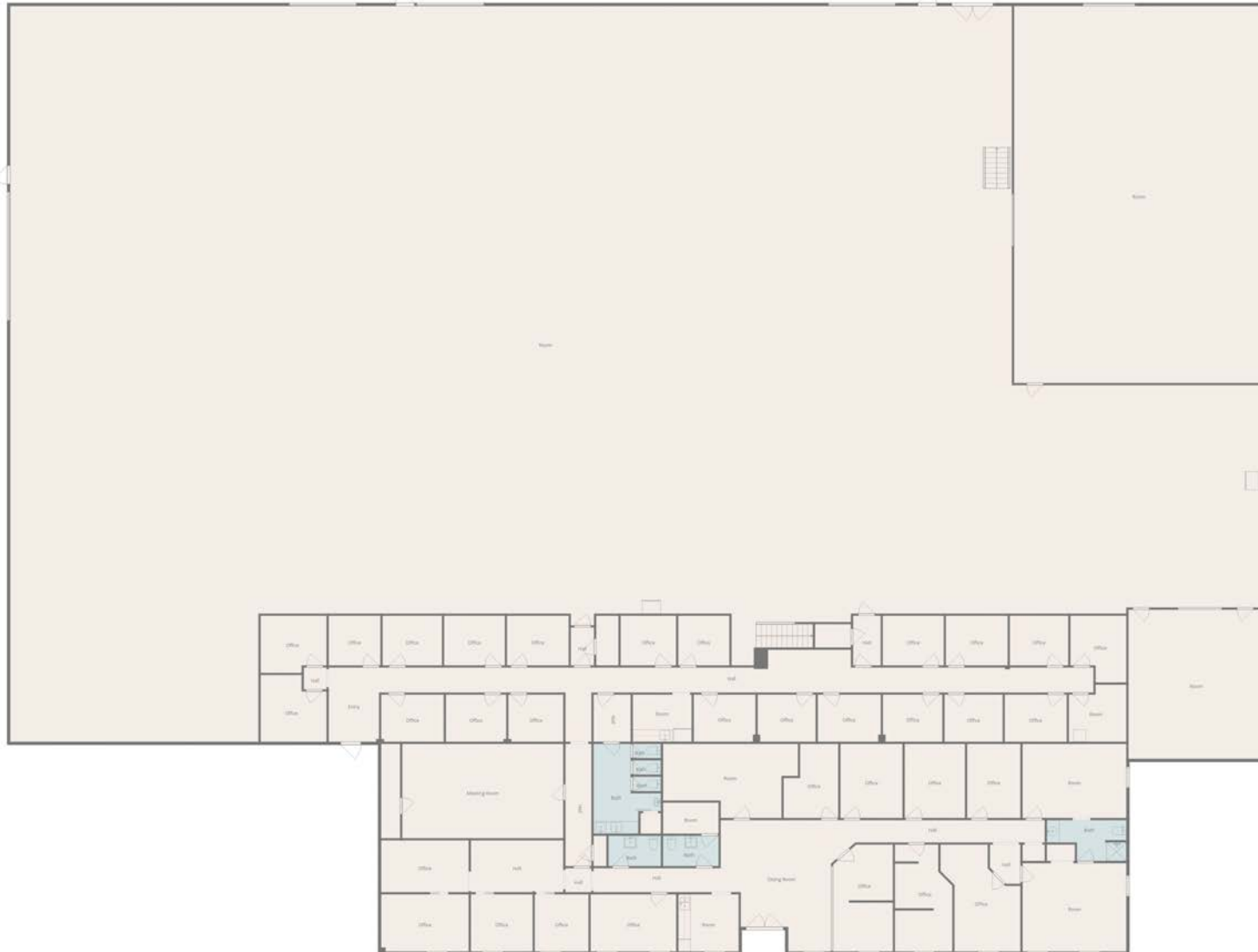
- **Proximity to Interstate 65**, supporting regional distribution and service-oriented industrial users
- **Access to Nashville’s workforce** without core-market pricing
- **Established industrial infrastructure and zoning** supporting long-term industrial demand
- **Regional connectivity along I-65**, linking the property to key population and employment hubs including **Franklin, KY** (north) and **Bowling Green, KY** (further northwest)



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FLOOR PLAN



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