



OFFER DEADLINE **MARCH 26** ::::::::::::::::::::::::::::::::::

Industrial Sale Leaseback with Long-Term Tenant

65,000± SF Building in Nashville MSA

 147 Seaboard Ln., Franklin, TN

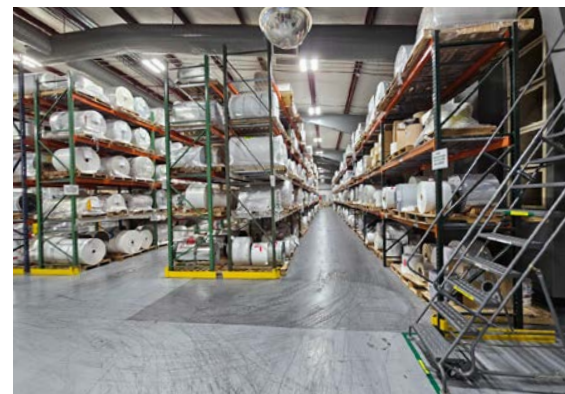
HIGHLIGHTS

- Long-term sale-leaseback in an excellent location with limited supply of comparable properties
- \$812,500 annual base rent (\$12.50 / SF)
- 15-year NNN lease (with options) and no landlord responsibilities
- Location just off I-65, 20 minutes south of downtown Nashville
- Key manufacturing location for tenant also headquartered in Franklin
- Tenant has owned and occupied building for over 30 years
- 5 dock-high doors; 1 drive-in door

DETAILS

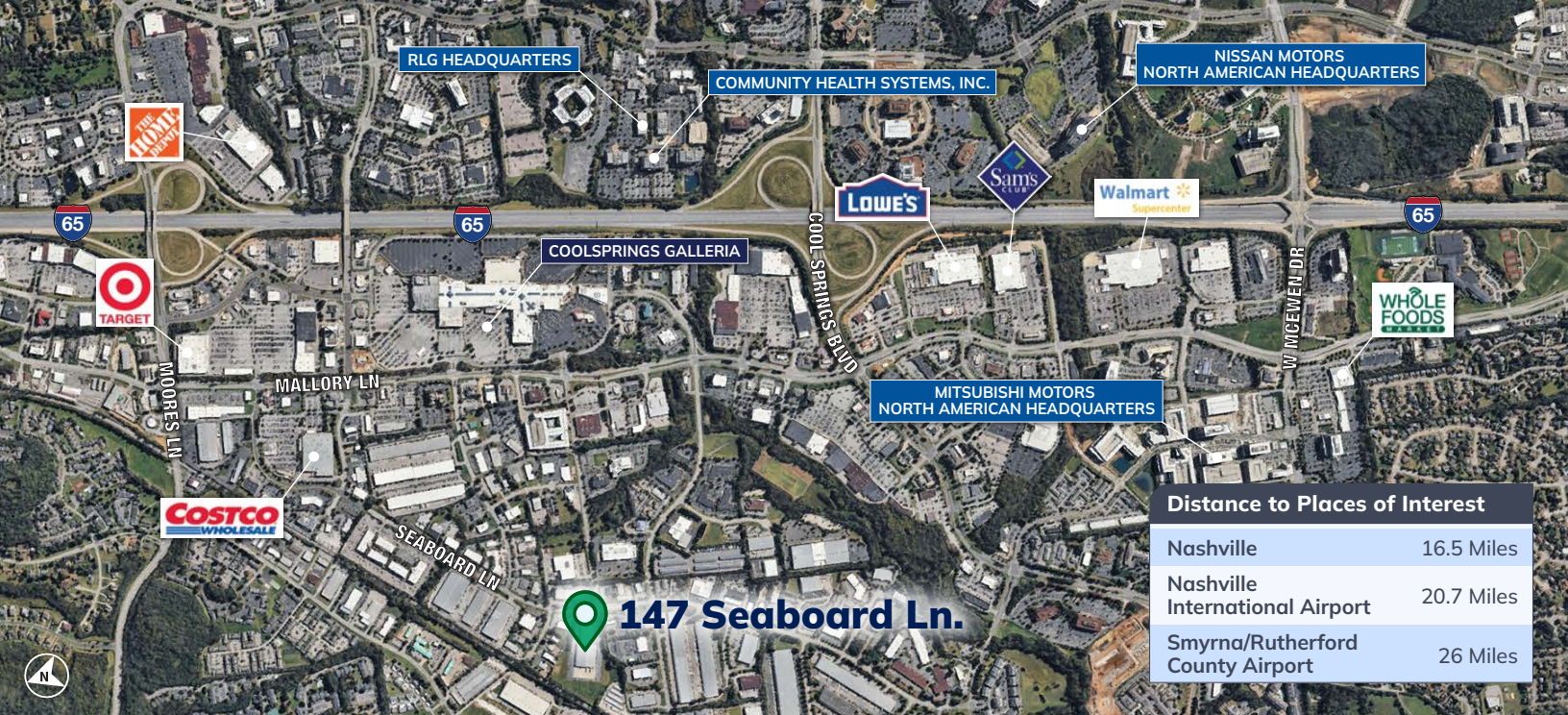
Hilco Global is pleased to offer the opportunity to acquire a well-located, industrial sale-leaseback in Franklin, Tennessee. The 65,000± SF, light manufacturing facility is owned and occupied by Resource Label Group (RLG), a leading North American provider of specialized packaging solutions, including pressure-sensitive labels, shrink sleeves and RFID/ NFC smart packaging. Headquartered in Franklin, Tennessee, the company operates as a consolidated "house of brands," providing the scale of a national corporation with the personalized service of a local boutique printer. RLG has operated from the property for 31 years, since its construction in 1995 and utilizes the facility as a showcase manufacturing operation for visiting customers. At closing, RLG will execute a 15-year triple-net lease with no landlord responsibilities, providing stable, long-term cash flow. The lease rate of \$12.50 per square foot, triple net, generates \$812,500 in annual net rent, which is competitive for the submarket.

This offering presents an attractive opportunity to acquire a passive, income-generating investment in greater Nashville, one of the strongest markets in the Southeast. The immediate Franklin industrial market continues to exhibit strong demand combined with a tight supply.



	Building Size	65,000± SF Total 43,000± SF Warehouse 12,000± SF Office
	Land Size	10.28± AC
	Parking	65 Spaces
	Power	2,000 amps
	Taxes (2025)	\$111,237
	Zoning	Light Industrial

855.755.2300
HilcoRealEstateSales.com



 147 Seaboard Ln., Franklin, TN

LOCAL INFORMATION

Franklin, Tennessee, located about 20 miles south of downtown Nashville, has become an increasingly important industrial market within central Tennessee. As of 2026, Franklin remains one of the tightest and most expensive industrial submarkets in the region, largely due to its proximity to Nashville and a limited supply of developable land. With convenient access along the I-65 corridor, the area is well positioned for companies that want to stay close to Nashville's workforce while serving customers throughout the Southeast.



Hilco Global in cooperation with Giovanni Restrepo, Tennessee Brokers Lic. #384615. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

SALE INFORMATION

ON-SITE INSPECTIONS

By Appointment Only

OFFER DEADLINE

March 26 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

All offers should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Offers must be submitted to Jamie Coté at jcote@hilcoglobal.com and Joel Schneider at jschneider@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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