



# For Lease

631 Enon Springs, Smyrna, Tennessee

*Prime location for logistics operations with excellent proximity to the Nissan Smyrna Assembly Plant and major thoroughfares.*

## PROPERTY HIGHLIGHTS

- + ± 25,600 SF industrial property / IO site
- + ± 4,000 SF office
- + Six (6) grade level doors (16' x 12')
- + Paved, fenced and lit 10 acre yard
- + 800 Amp, 120/208 V
- + Easily accessible to I-24 and I-840 via Hwys 102 and 41
- + Central location with half the US population living within 650 miles

### LEE BLACK

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### BRENNAN SPURRIER

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# Aerial Map



80,545  
TOTAL POPULATION  
5-MILE RADIUS



\$84,652  
MEDIAN HOUSEHOLD INCOME  
5-MILE RADIUS



\$383,298  
MEDIAN HOME VALUE  
5-MILE RADIUS



89,358  
TOTAL DAYTIME POPULATION  
5-MILE RADIUS



1,989  
TOTAL BUSINESSES  
5-MILE RADIUS



## ADDITIONAL FEATURES

- + Shop office and tool crib
- + Six (6) maintenance bays
- + Two (2) in-ground service pits
- + Two (2) covered service bays
- + One (1) covered wash bay
- + One (1) 20,000-gallon fuel tank
- + Suspended gas heat
- + Exhaust removal system
- + Driver locker room with shower

