





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

PROPERTY HIGHLIGHTS

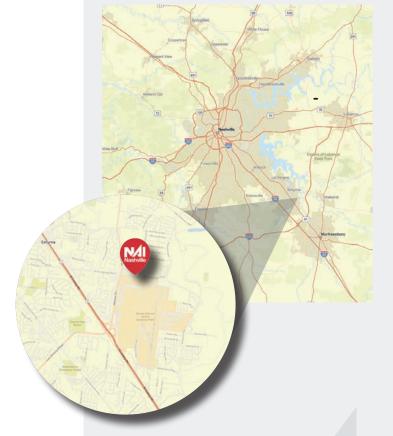
- + ± 25,600 SF industrial property / IO site
- + ± 4.000 SF office
- + Six (6) grade level doors (16' x 12')
- + Paved, fenced and lit 10 acre yard
- + 800 Amp, 120/208 V
- + Easily accessible to I-24 and I-840 via Hwys 102 and 41
- Central location with half the US population living within 650 miles

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Aerial Map





80,545 TOTAL POPULATION 5-MILE RADIUS



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



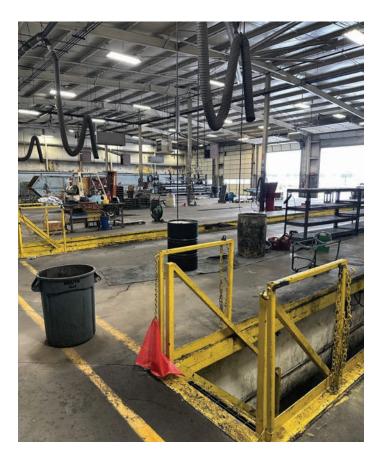
\$383,298 MEDIAN HOME VALUE 5-MILE RADIUS



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