

# FOR SALE

Income-Producing Property in Columbia, TN  
±12,468 SF of Warehouse + Self-Storage Space on 3 Acres

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services



**1248 INDUSTRIAL PARK RD**  
COLUMBIA, TN

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# FOR SALE

## INCOME-PRODUCING PROPERTY

<b>SIZE</b>	±12,468 SF of Warehouse & Self-Storage Space
<b>TYPE</b>	Income-producing property
<b>ACREAGE</b>	±3 Acres
<b>LOCATION</b>	Located in an active industrial corridor, minutes from downtown Columbia, Tennessee

**SALE PRICE**     **\$1,500,000**

### Warehouse Specifications

- ±4,368 SF
- ±1,000 SF Recently renovated office
- (2) 12' x 12' Grade-Level Doors
- 11' x 8' Grade-Level Door
- 12.5'-14.5' Clear Height
- LED Lighting
- Outdoor storage component

### Self-Storage Specifications

- ±8,100 SF

# PHOTOS



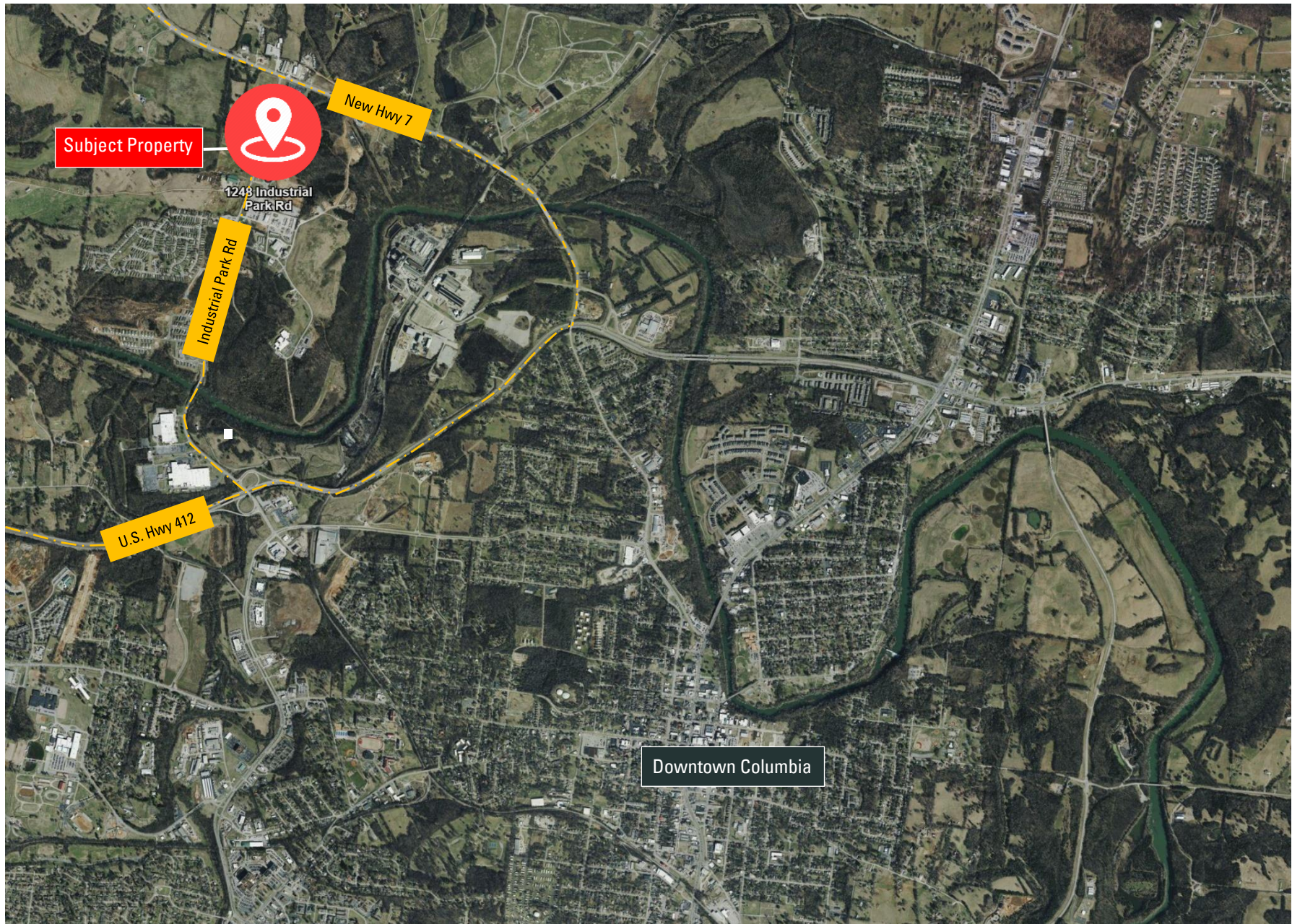
# PHOTOS



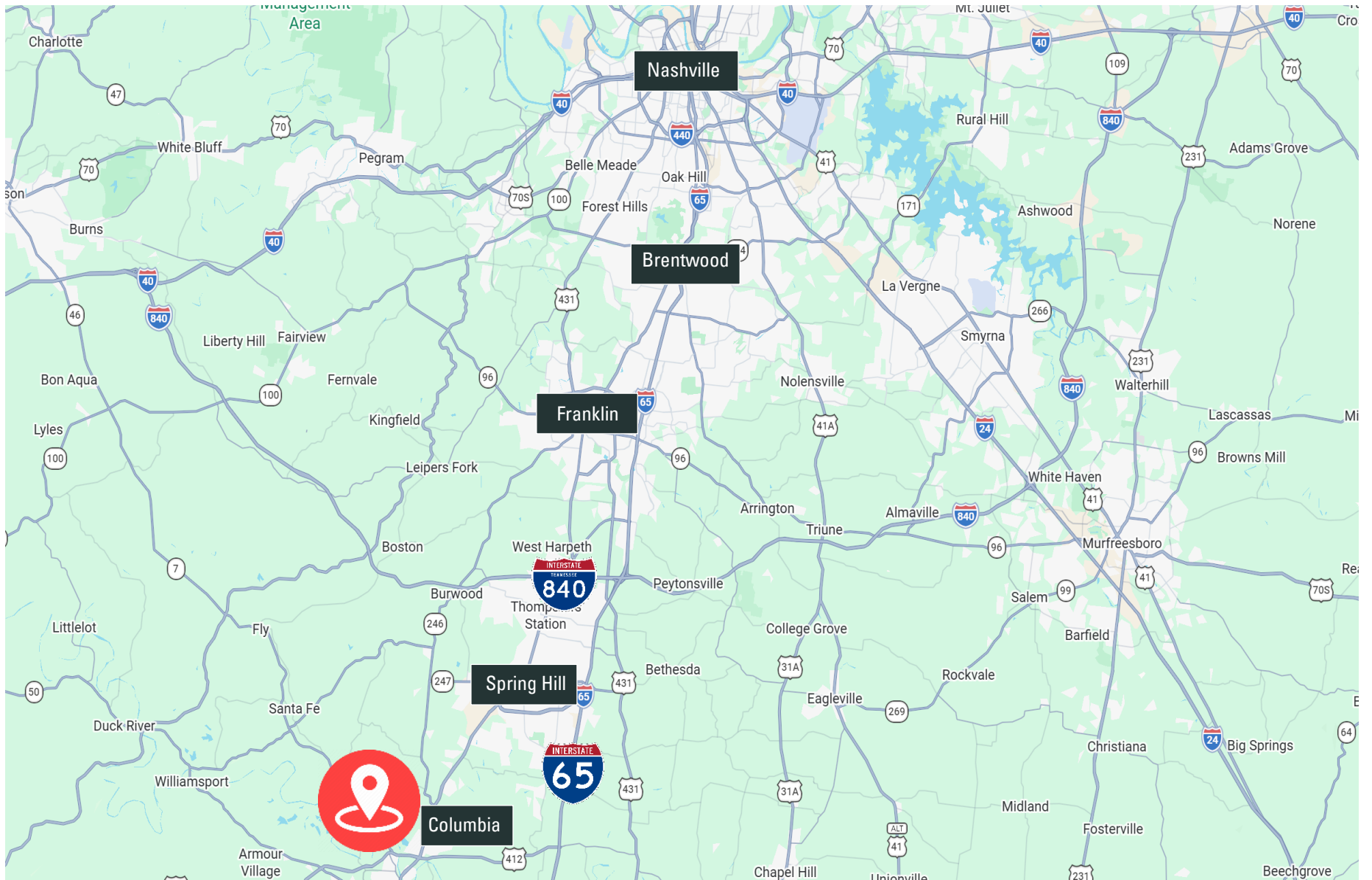
# AERIAL



# AERIAL



# LOCATION MAP





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