

MOVE-IN READY NEW CONSTRUCTION

- Building 3: ±40,168 SF
 - Includes ±2,148 SF of Office

763 Beechcroft Road, Suite C, Spring Hill, TN 37174

CONSTRUCTION COMPLETE – MOVE-IN READY



SHIP/SPRING HILL INDUSTRIAL PARK

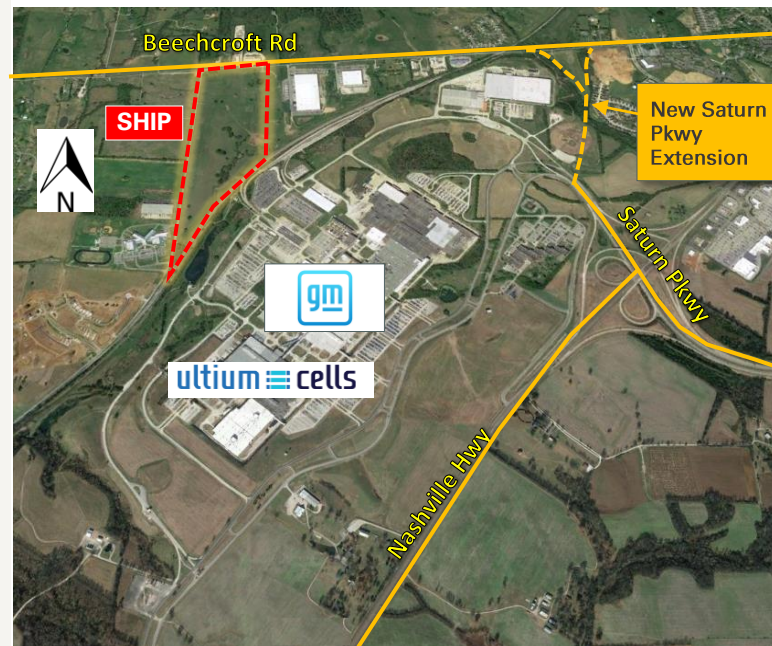
HIGHLIGHTS:

- **READY FOR OCCUPANCY**
- 32' Clear height
- Concrete tilt-wall construction
- Industrial property close to Franklin & Cool Springs
- Within a day's drive to 70% Of US markets
- Zoned I-1 Light Industrial
- Located <2 miles, entrance to entrance, from GM's Spring Hill Plant
- ±7 miles to I-65 via new Saturn Pkwy extension

Building 3 Lease Options:

- **Suite C: 40,168 SF**
- **Rate: \$9.25/ SF NNN**
- **OPEX: \$1.78/ SF**
- **Move-In Ready**

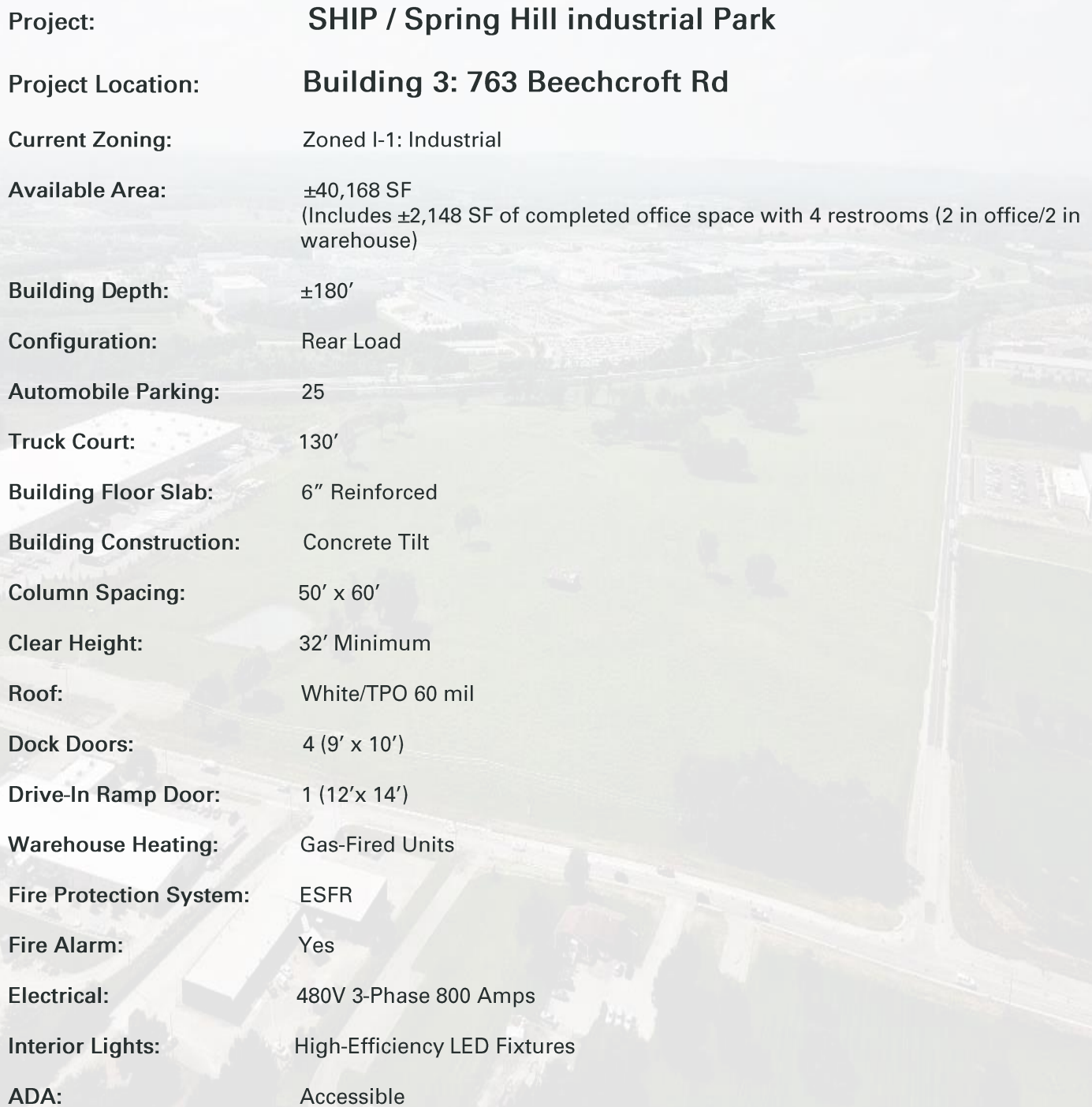
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
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CONSTRUCTION COMPLETE – MOVE-IN READY

SHIP BUILDING SPECIFICATIONS:



Project:	SHIP / Spring Hill industrial Park
Project Location:	Building 3: 763 Beechcroft Rd
Current Zoning:	Zoned I-1: Industrial
Available Area:	±40,168 SF (Includes ±2,148 SF of completed office space with 4 restrooms (2 in office/2 in warehouse))
Building Depth:	±180'
Configuration:	Rear Load
Automobile Parking:	25
Truck Court:	130'
Building Floor Slab:	6" Reinforced
Building Construction:	Concrete Tilt
Column Spacing:	50' x 60'
Clear Height:	32' Minimum
Roof:	White/TPO 60 mil
Dock Doors:	4 (9' x 10')
Drive-In Ramp Door:	1 (12'x 14')
Warehouse Heating:	Gas-Fired Units
Fire Protection System:	ESFR
Fire Alarm:	Yes
Electrical:	480V 3-Phase 800 Amps
Interior Lights:	High-Efficiency LED Fixtures
ADA:	Accessible

For Lease
Building 3

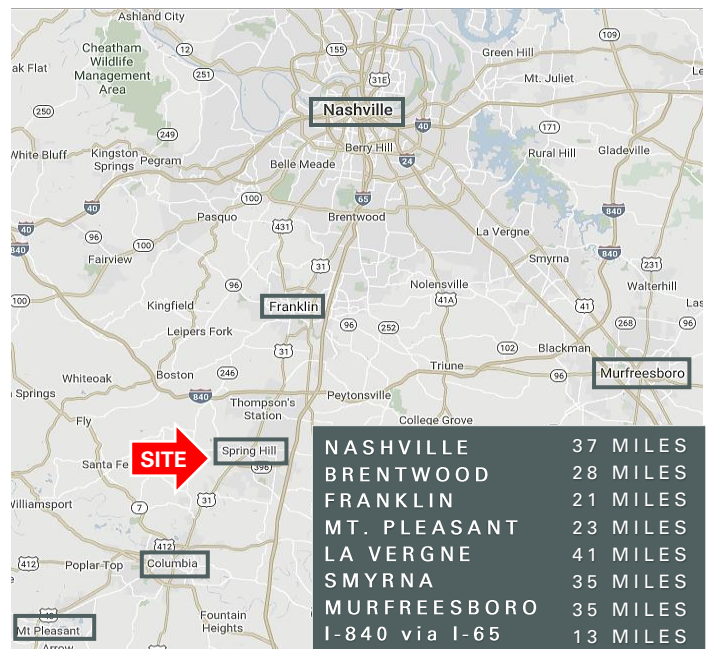
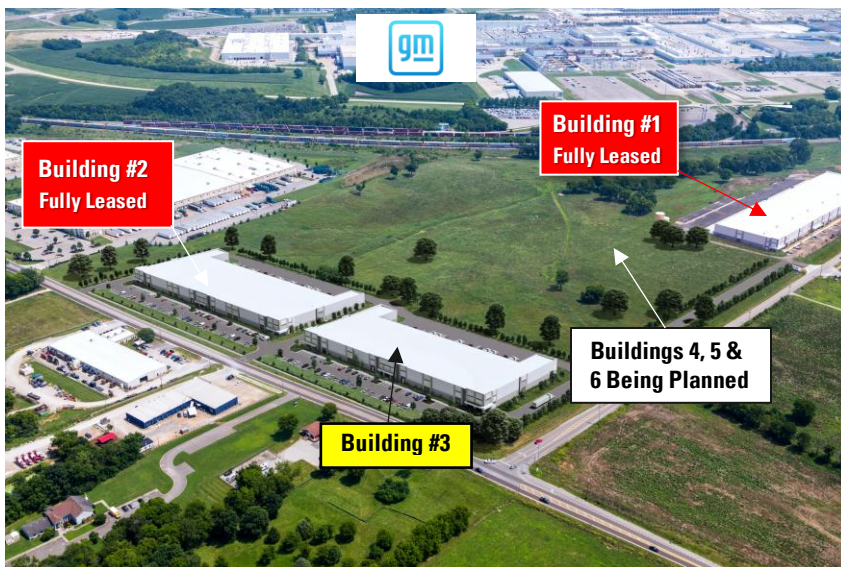
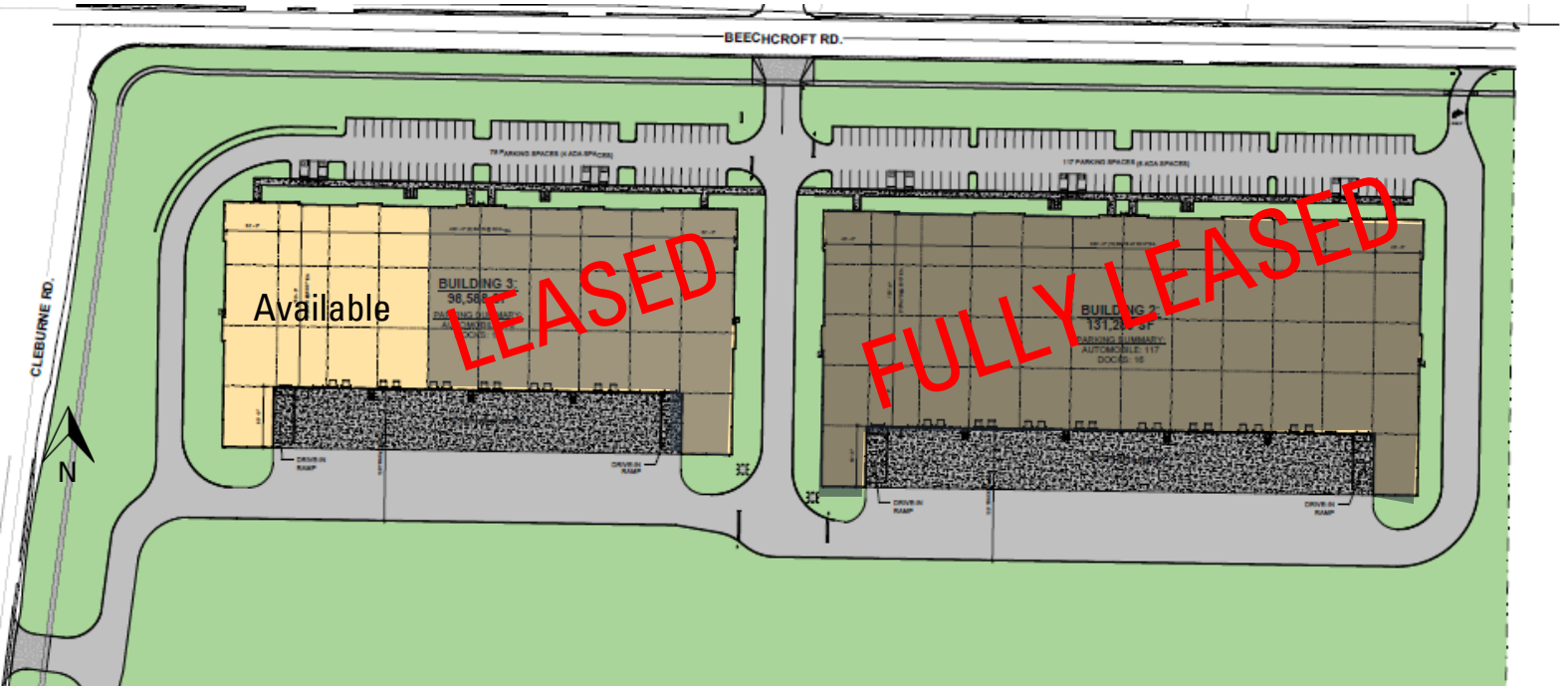
SHIP / Spring Hill Industrial Park
763 Beechcroft Road
Spring Hill, TN 37174
Maury County

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SHIP/SPRING HILL INDUSTRIAL PARK

MASTER PLAN

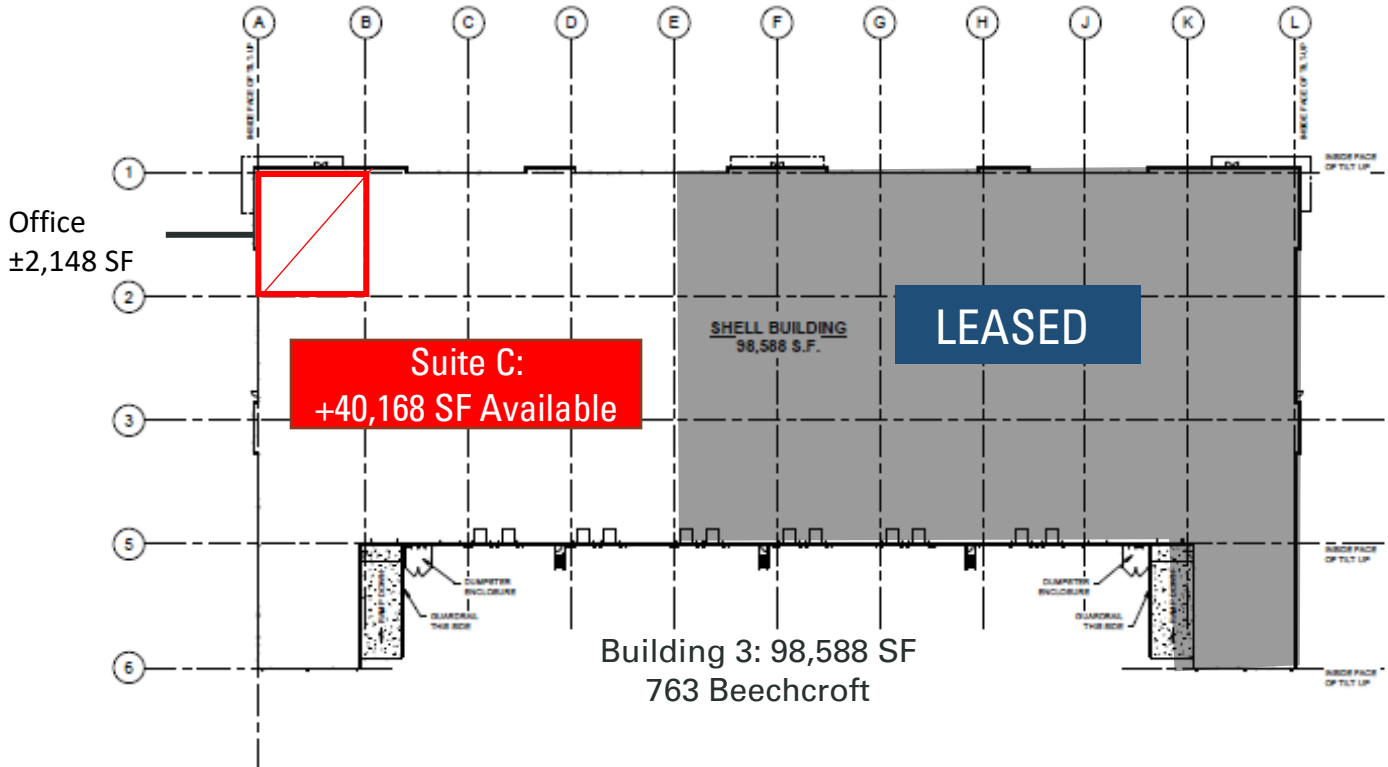


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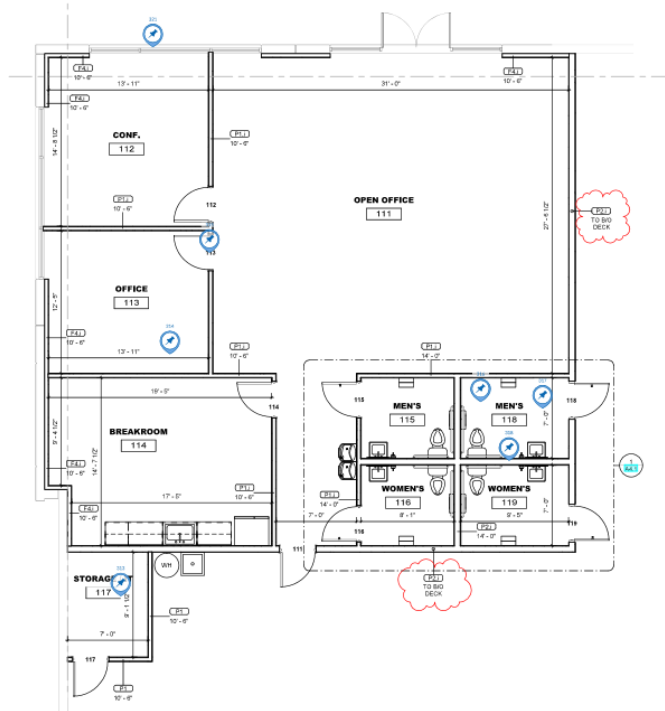
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FLOOR PLAN



OFFICE FLOOR PLAN



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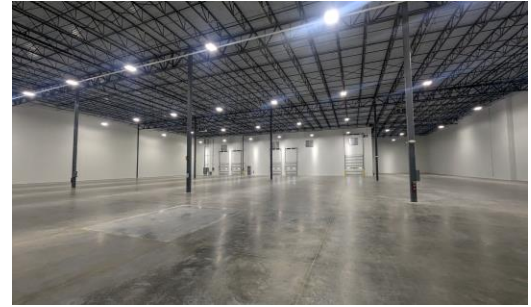
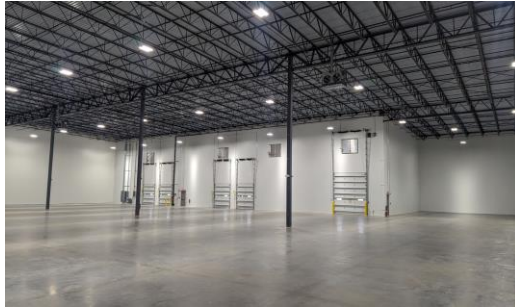
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