

# CHARLES HAWKINS CO.



# FOR SALE

±4,000 SF Available

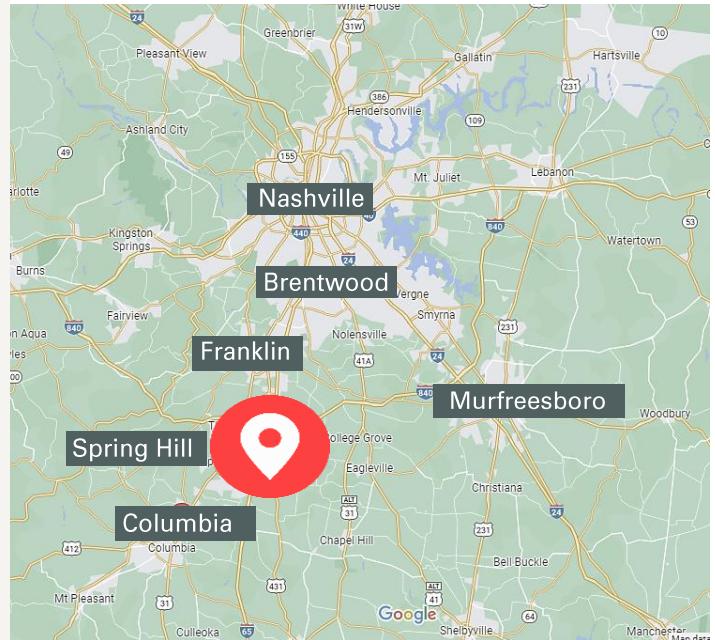
Rare Opportunity to Purchase a Flex Condo in the Growing Spring Hill Market

4922 Port Royal Rd, B1, Spring Hill, TN 37174



## HIGHLIGHTS

- Flex Condo
- Great for auto services, contractors, etc.
- ±4,000 Total SF
- Features (2) oversized and insulated, grade-level garage doors
- Sale Price: \$1,300,000
- (2) New HVAC units
- New LED lights throughout
- (2) Restrooms (one with a shower)
- Reception area with 2-3 private offices
- Located ±1 Mile from the Spring Hill GM Plant
- Zoned B-4 Central Business Zoning
- Great Spring Hill location - one of Middle Tennessee's fastest-growing communities
- Site is strategically positioned off Saturn Pkwy, offering quick access to I-65 (±1 mile)



Brents Herron

Vice President

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Ryder Ballard

Vice President

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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

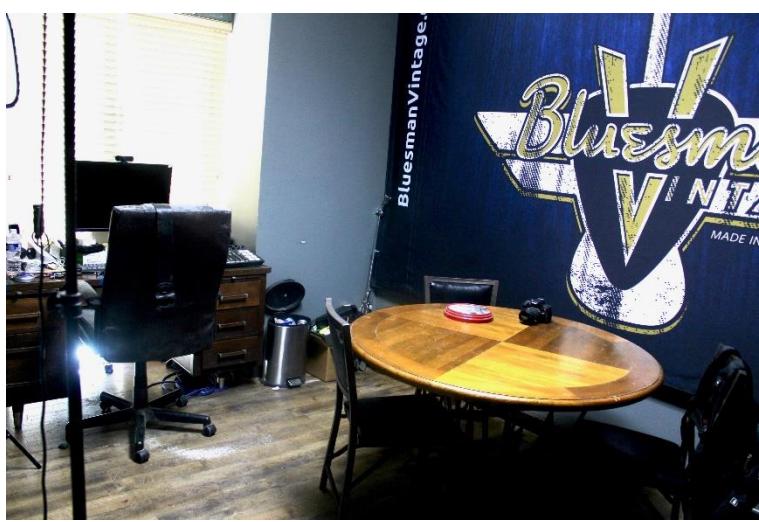
Nashville, TN 37204

T: 615.256.3189

**For Sale**  
Industrial/Flex Condominium

4922 Port Royal Rd, B1  
Spring Hill, TN 37174  
Maury County

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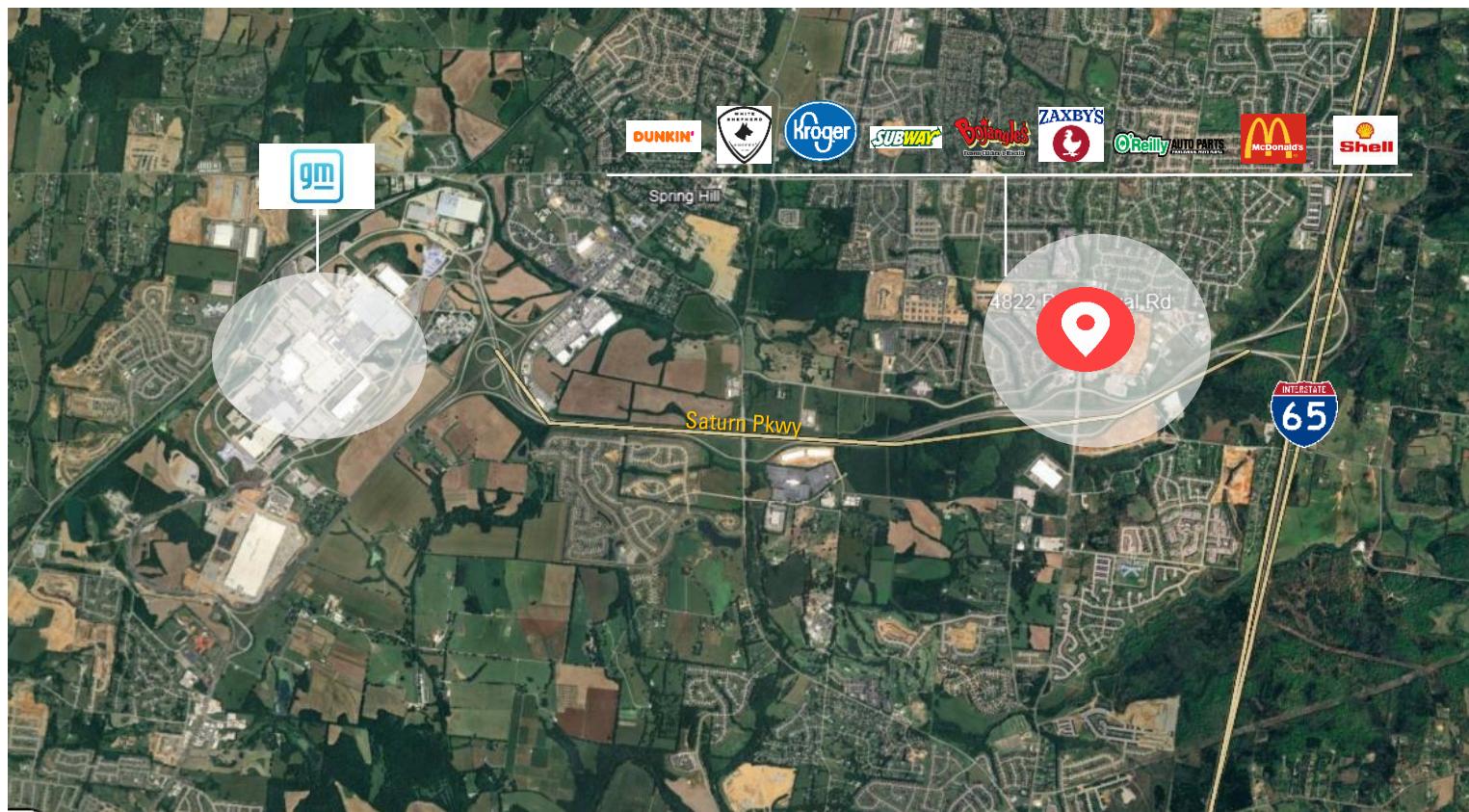
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