



220-232 Old Hickory Blvd

220-232 Old Hickory Blvd, Old Hickory, TN 37138



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220-232 Old Hickory Blvd

360 ACRE INDUSTRIAL TRACT IR-ZONED

Located along the Cumberland River, 220-232 Old Hickory Boulevard offers level lots that have unrestricted outdoor storage and warehouse opportunities. This location offers rail access and access to the state highways and close proximity to Interstate-65 and Interstate-40 Minutes, 15-20 Minutes from Downtown Nashville, with a growing population inside a 20 mile radius of the location. Opportunities include most industrial uses. 35 megawatts to site available for high volume electrical users, large gas capacity for factory, warehouse or industry. Rail access available throughout site. Onsite Water Treatment plant and wastewater treatment plant.

- Rail and barge access with multiple entrances to accommodate all industrial tenants. Outdoor storage lots range from 1 acre to 300 acre potential.
- All lots have road access. Paved or gravel pads available immediately for outdoor storage.
- 10,000-23,000 square foot warehouses available onsite.
- Owner open to shorter lease terms.

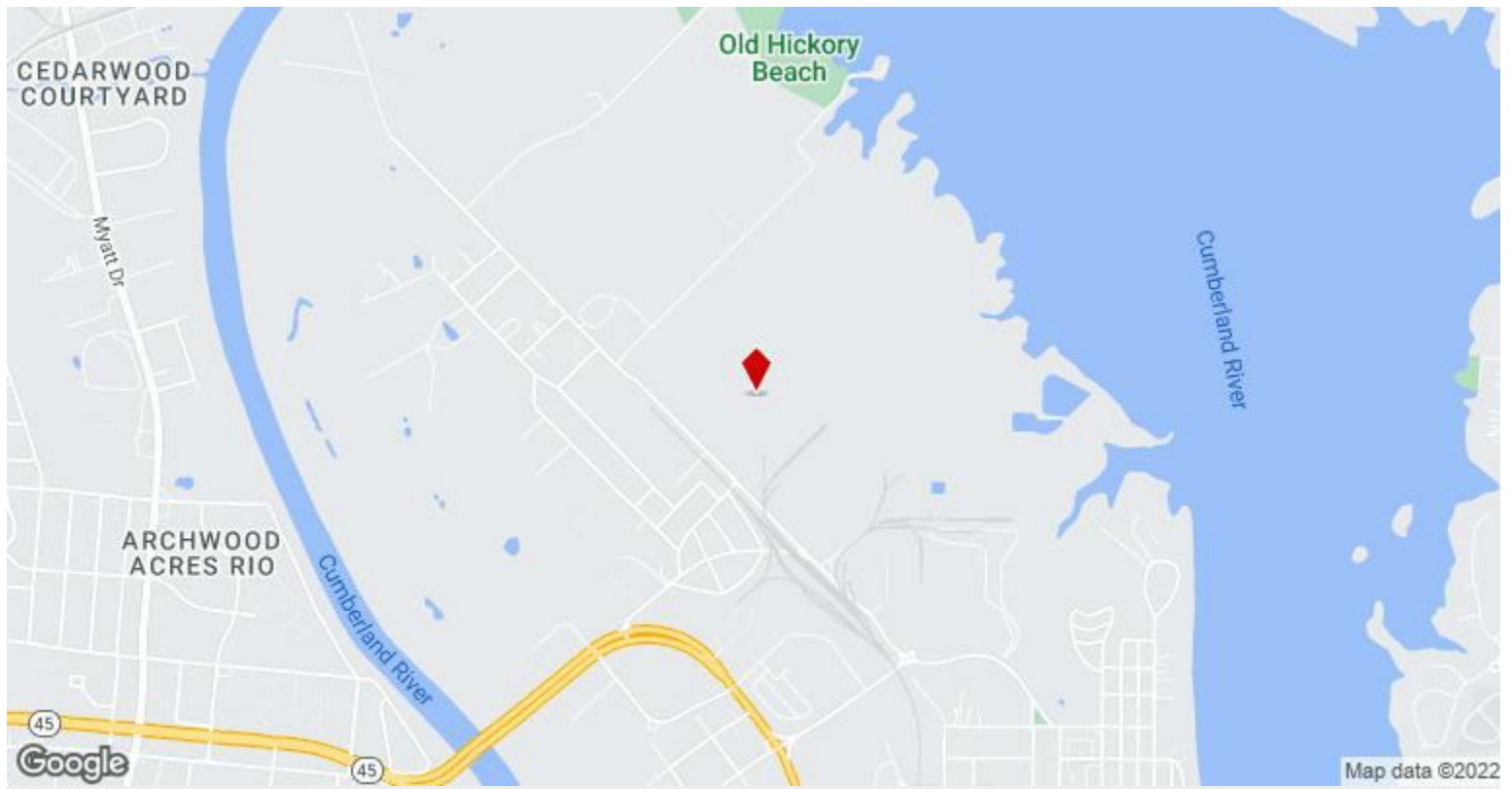


Rental Rate:	Negotiable
Property Type:	Land
Property Subtype:	Industrial
Min. Divisible:	1.00 AC
Proposed Use:	Industrial
Rental Rate Mo:	Negotiable

Space 1

Space Available	43,560 - 13,068,000 SF
Rental Rate	Negotiable
Date Available	Now

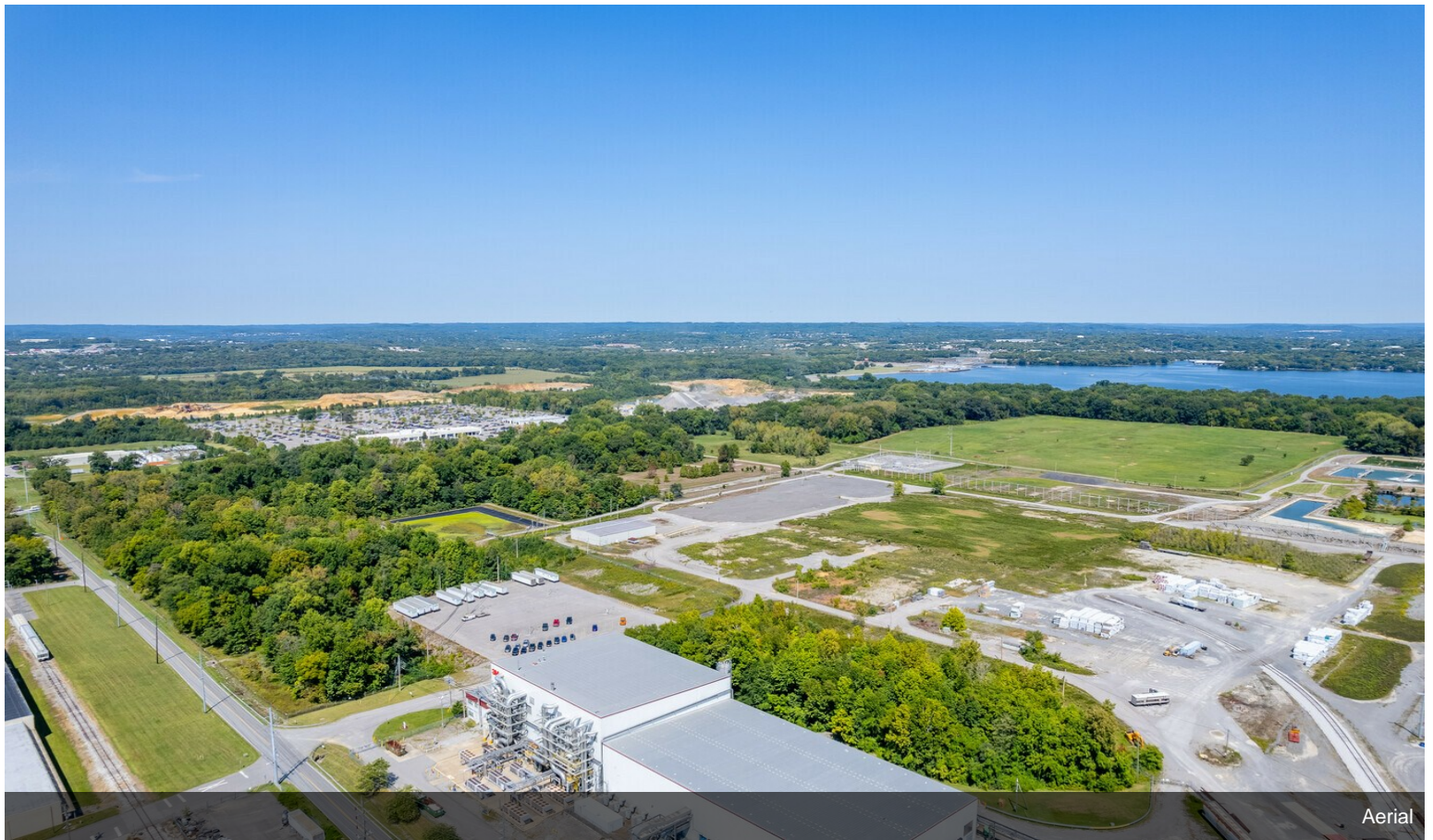
Land zoned for industrial restrictive, which can be used for: building contractor supply, compressor station, distributive business/wholesale, heavy equipment, sales and service, manufacturing, boat dock (commercial), motor freight, railroad yard, power/gas substation, reservoir/water tank, water treatment plant, waste collection center, recycling collection center, wrecker service, boat storage, and automobile parking. Ideally, this space is suited for logistic and intermodal storage. The owner will consider shorter lease terms at an additional cost per acre.



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Property Photos



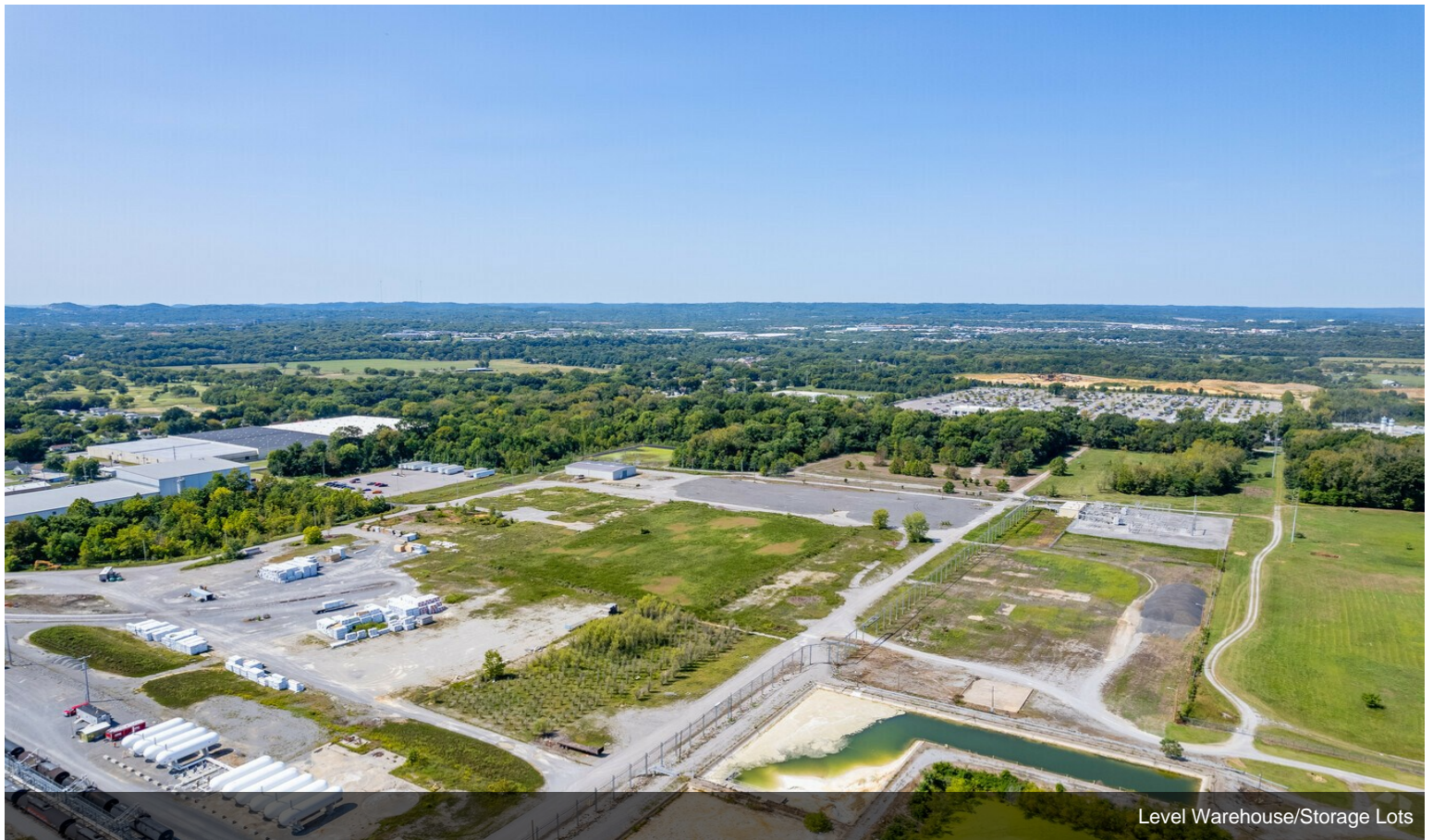
Property Photos



Property Photos

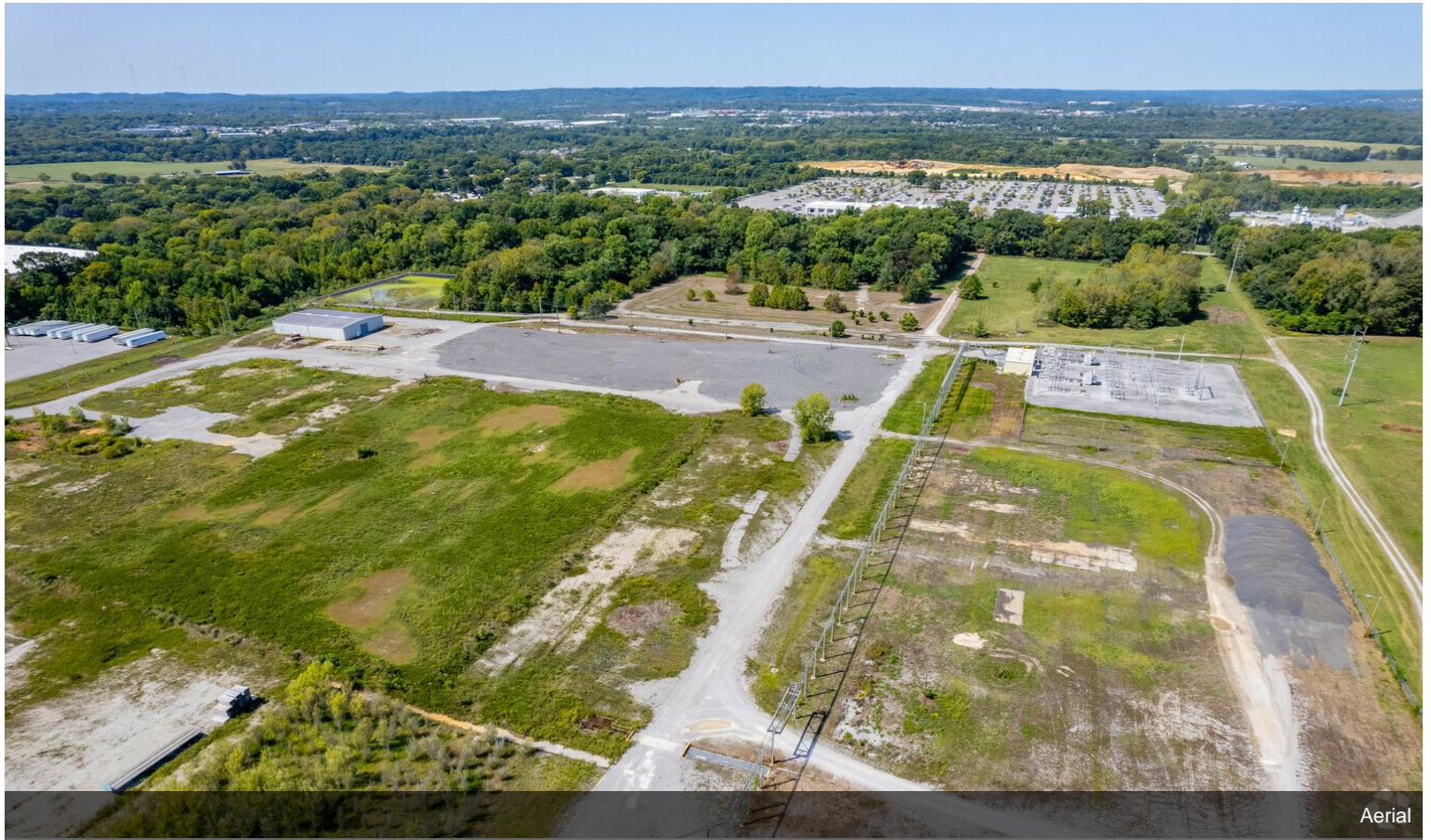


Aerial

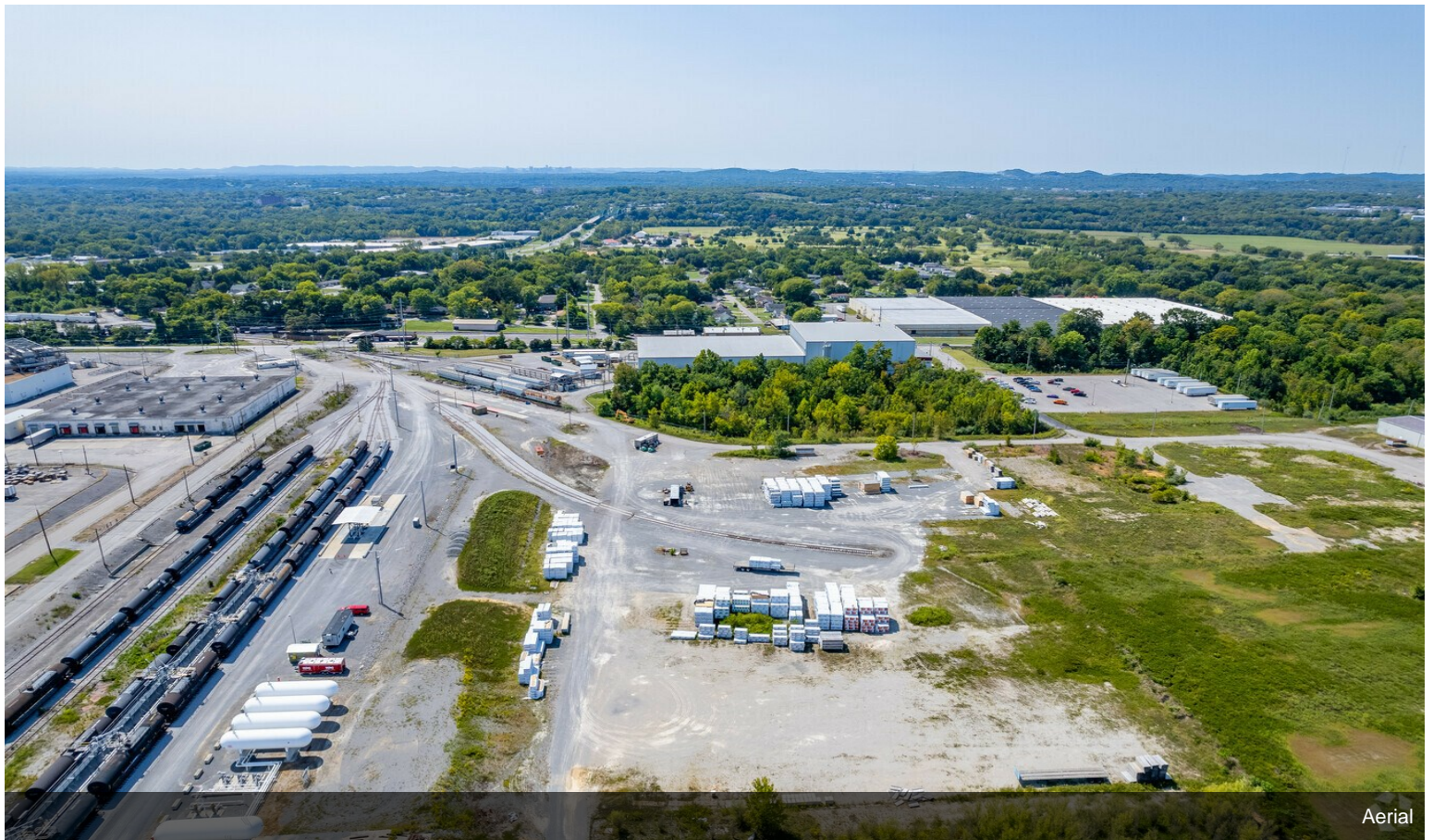


Level Warehouse/Storage Lots

Property Photos

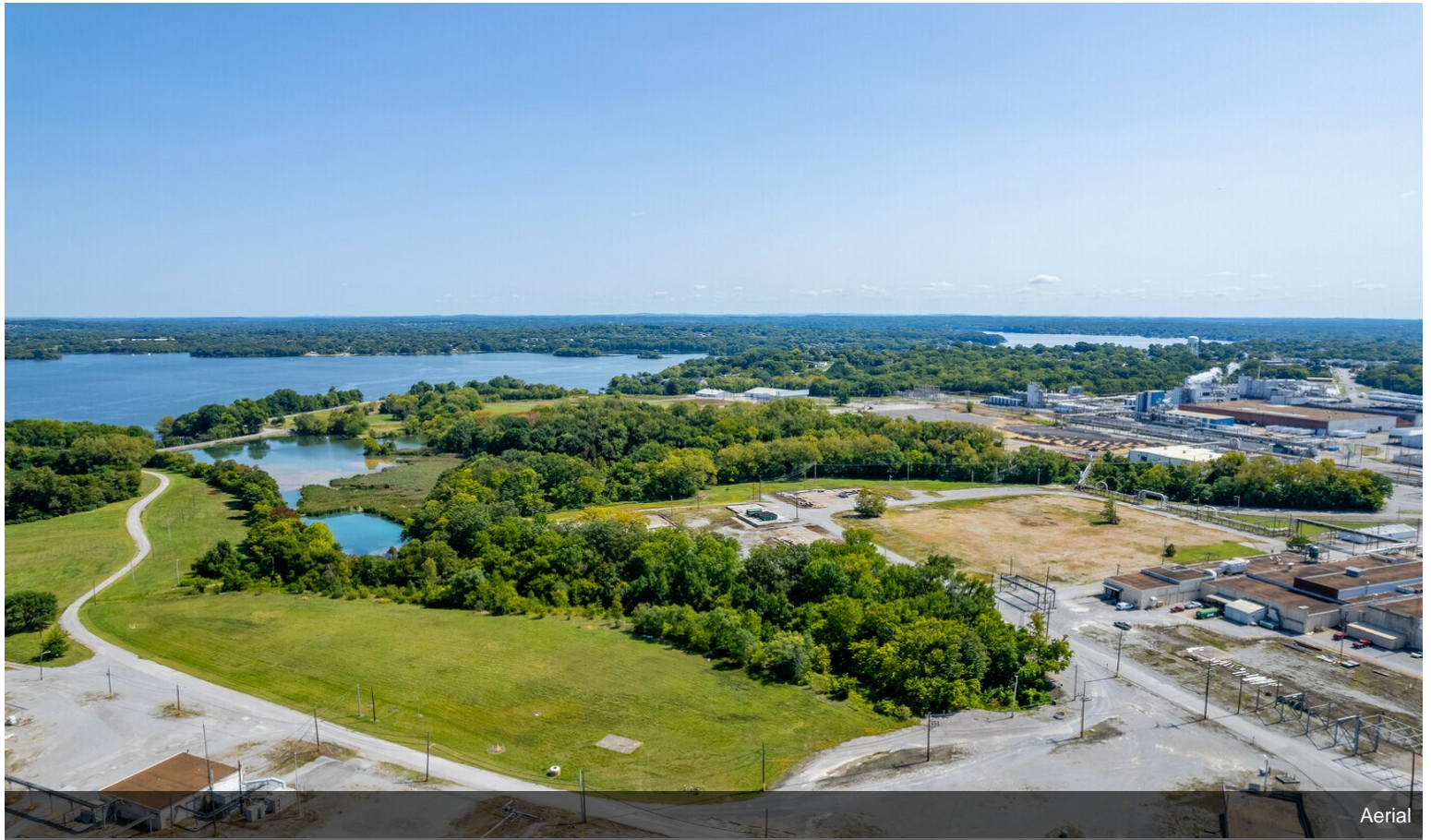


Aerial



Aerial

Property Photos



Aerial

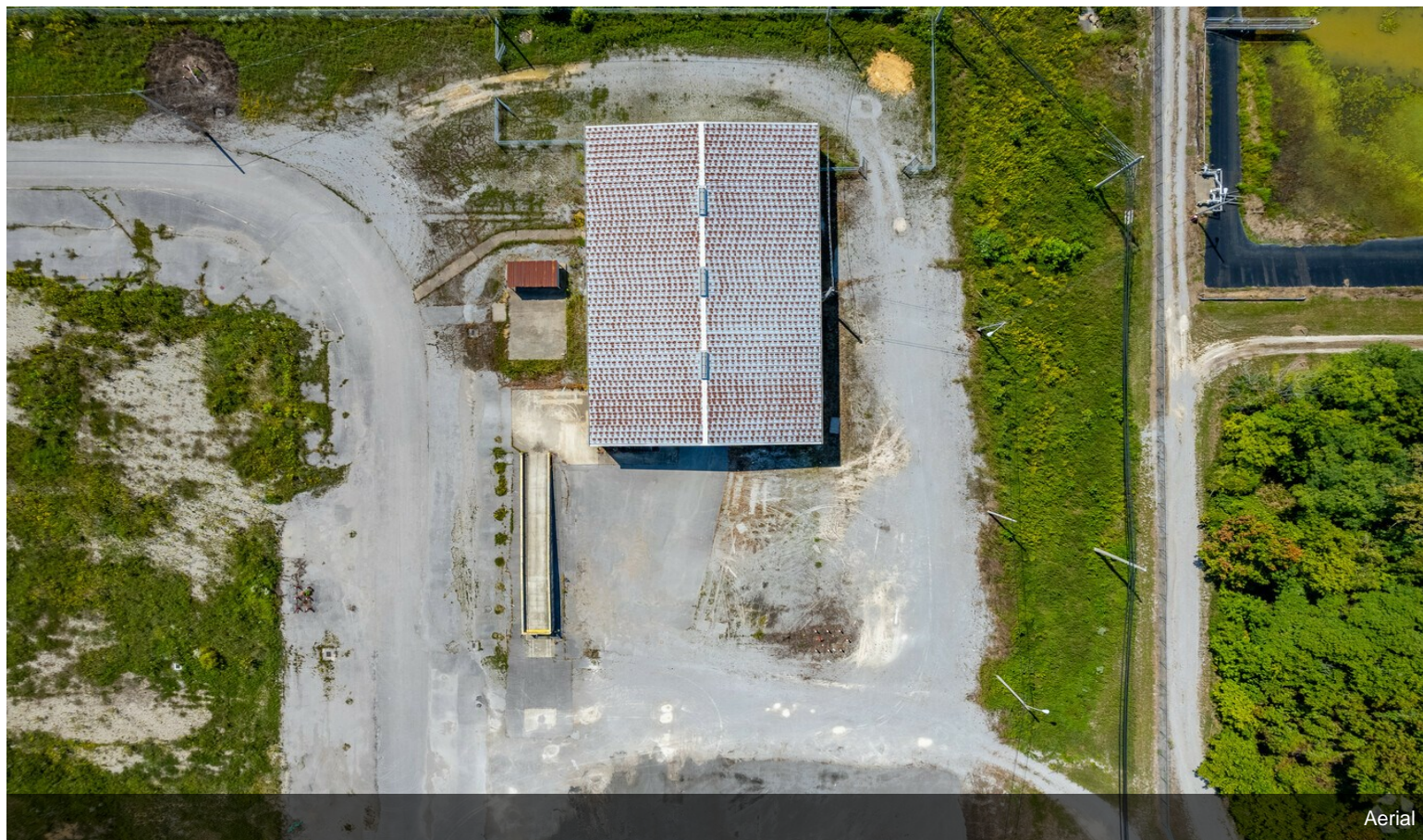


Aerial

Property Photos



Ready Pad



Aerial

Property Photos



Property Photos



Aerial



Aerial

Property Photos



Water Treatment



Barge Facility

Property Photos



Ready Pad



Railroad Access

Property Photos



Storage/Warehouse Options



Active Water Treatment Plant Capable of 20 Mill gallons Daily

Property Photos



Active Onsite Waste Water Treatment Plant

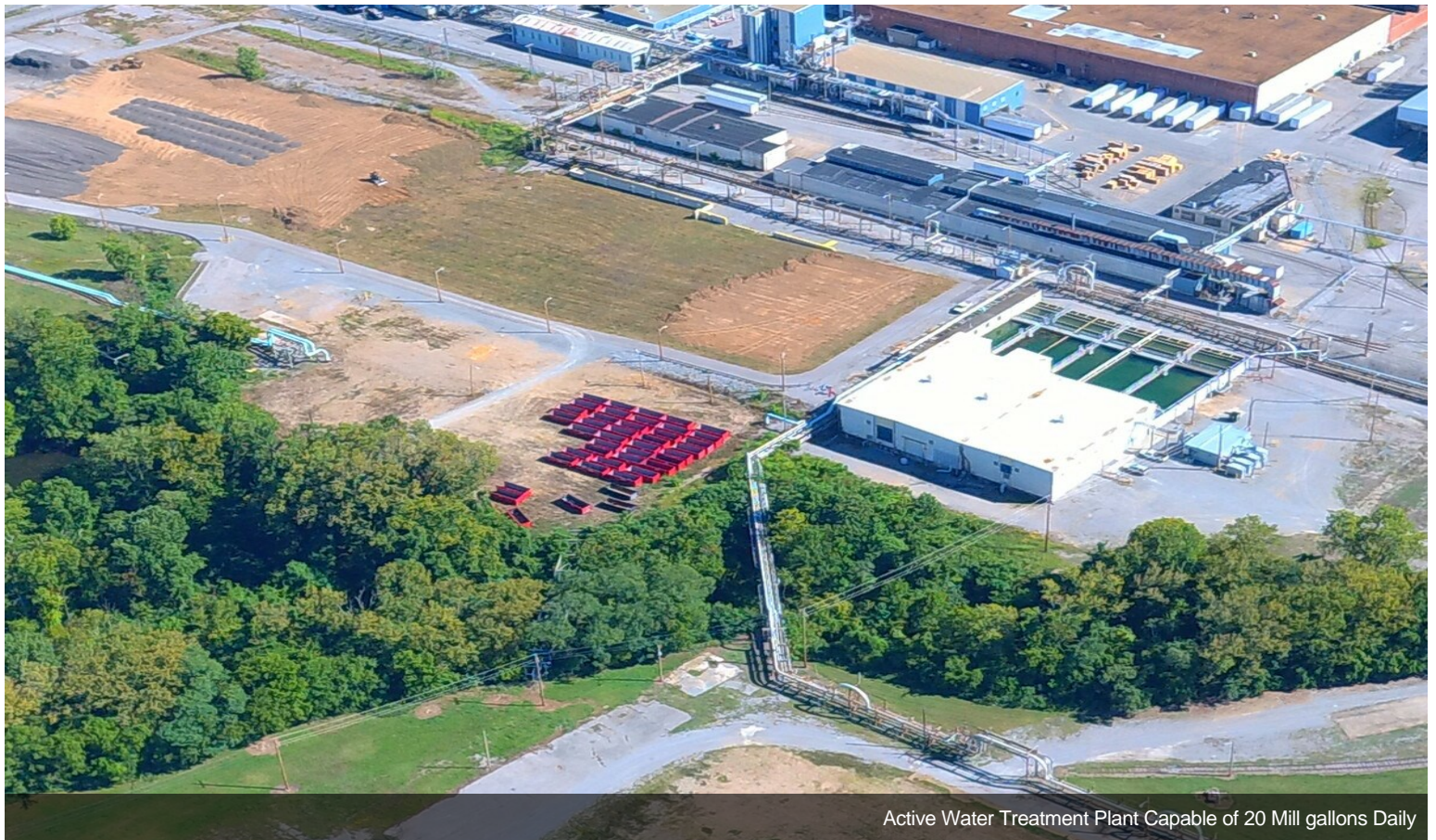


Storage/Warehouse Options

Property Photos



Storage Pad

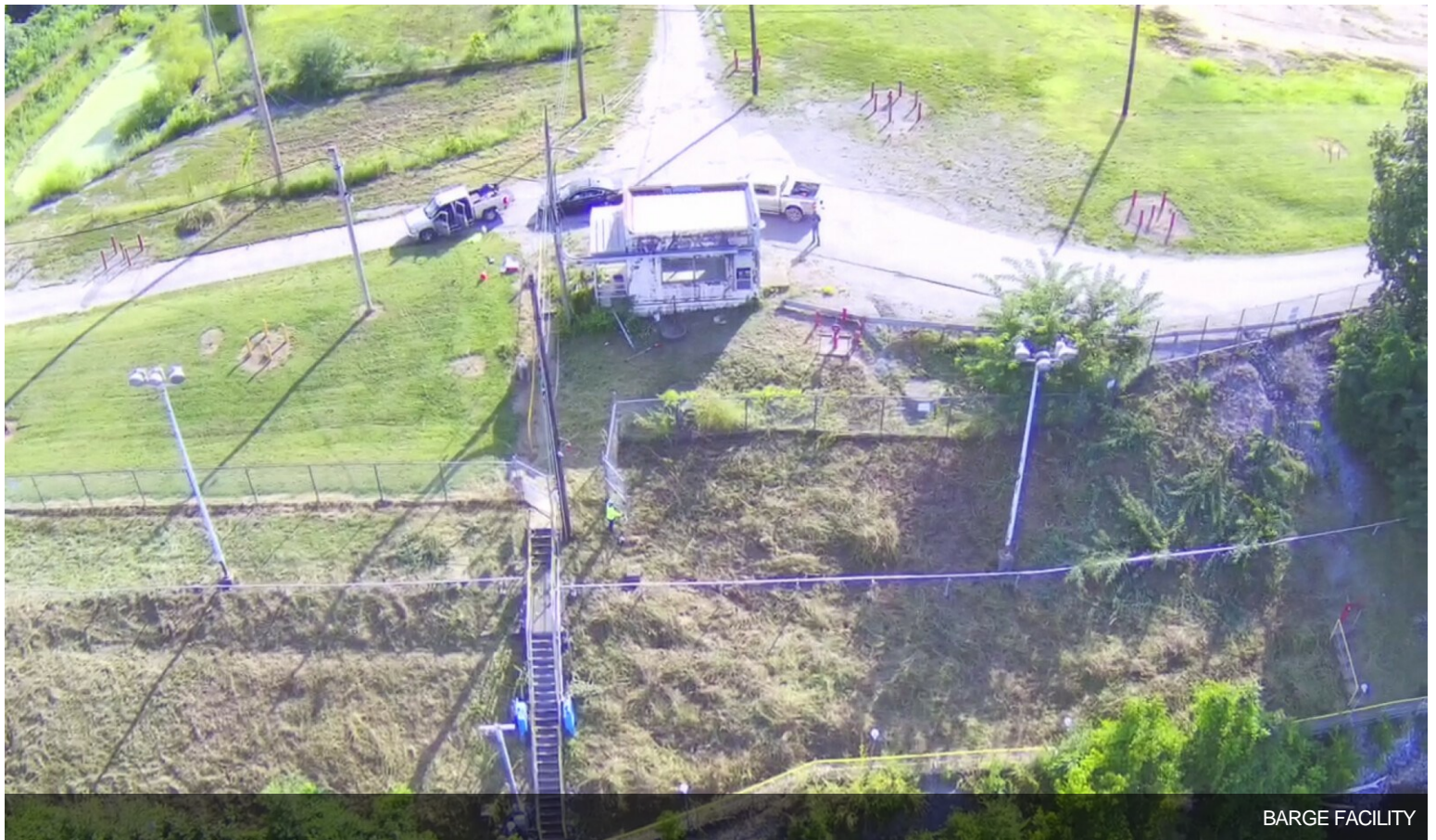


Active Water Treatment Plant Capable of 20 Mill gallons Daily

Property Photos

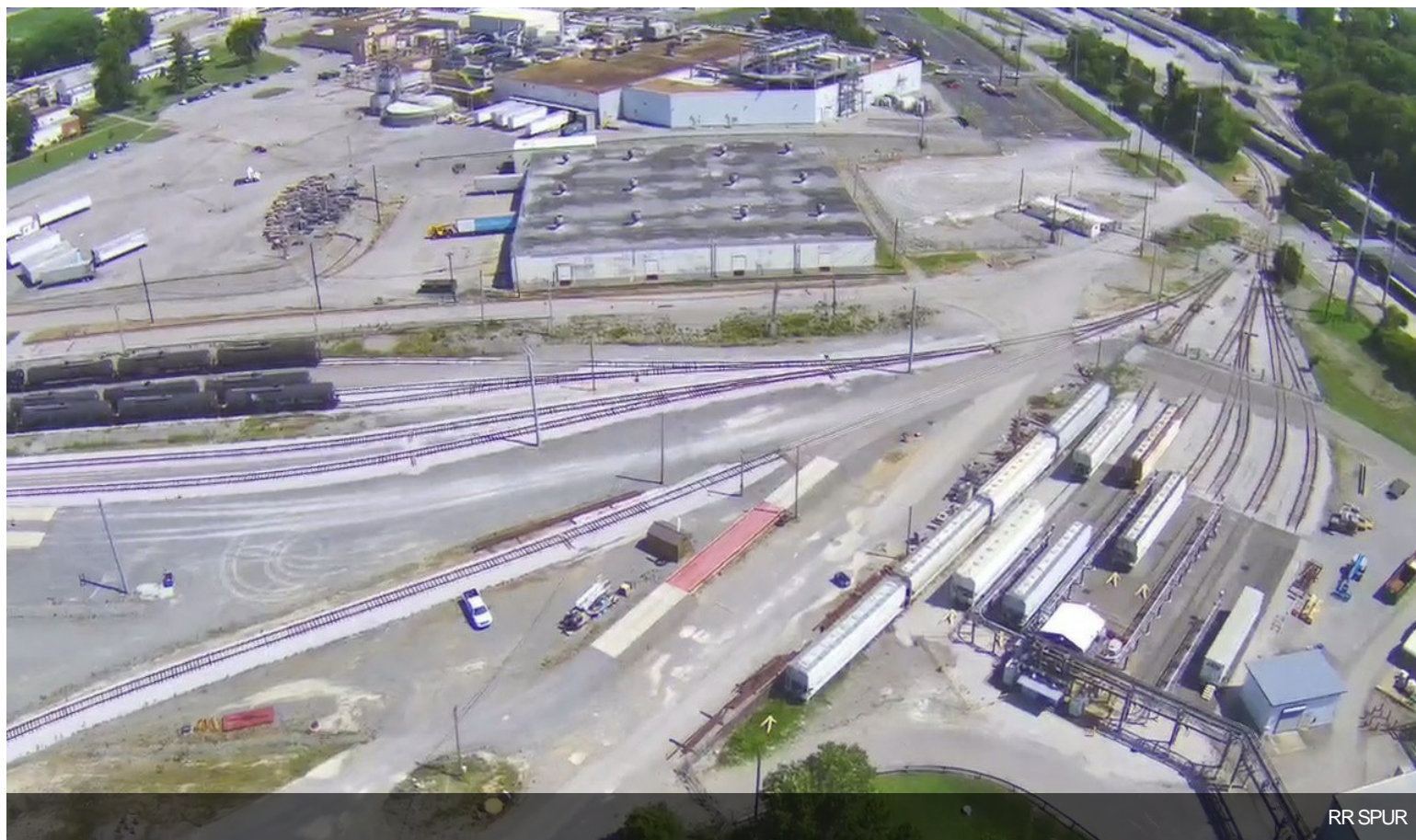


Outdoor Storage with Easy Access



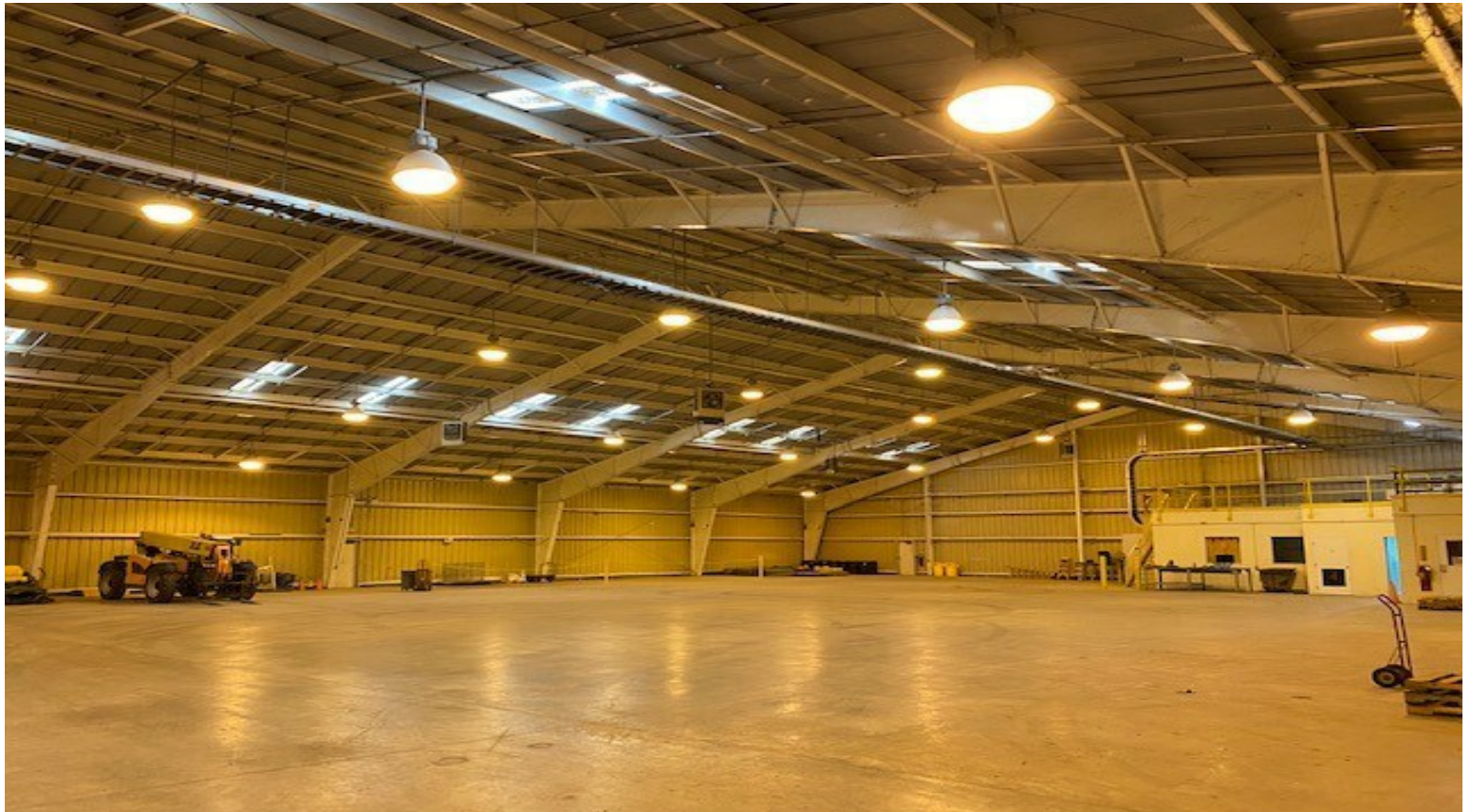
BARGE FACILITY

Property Photos

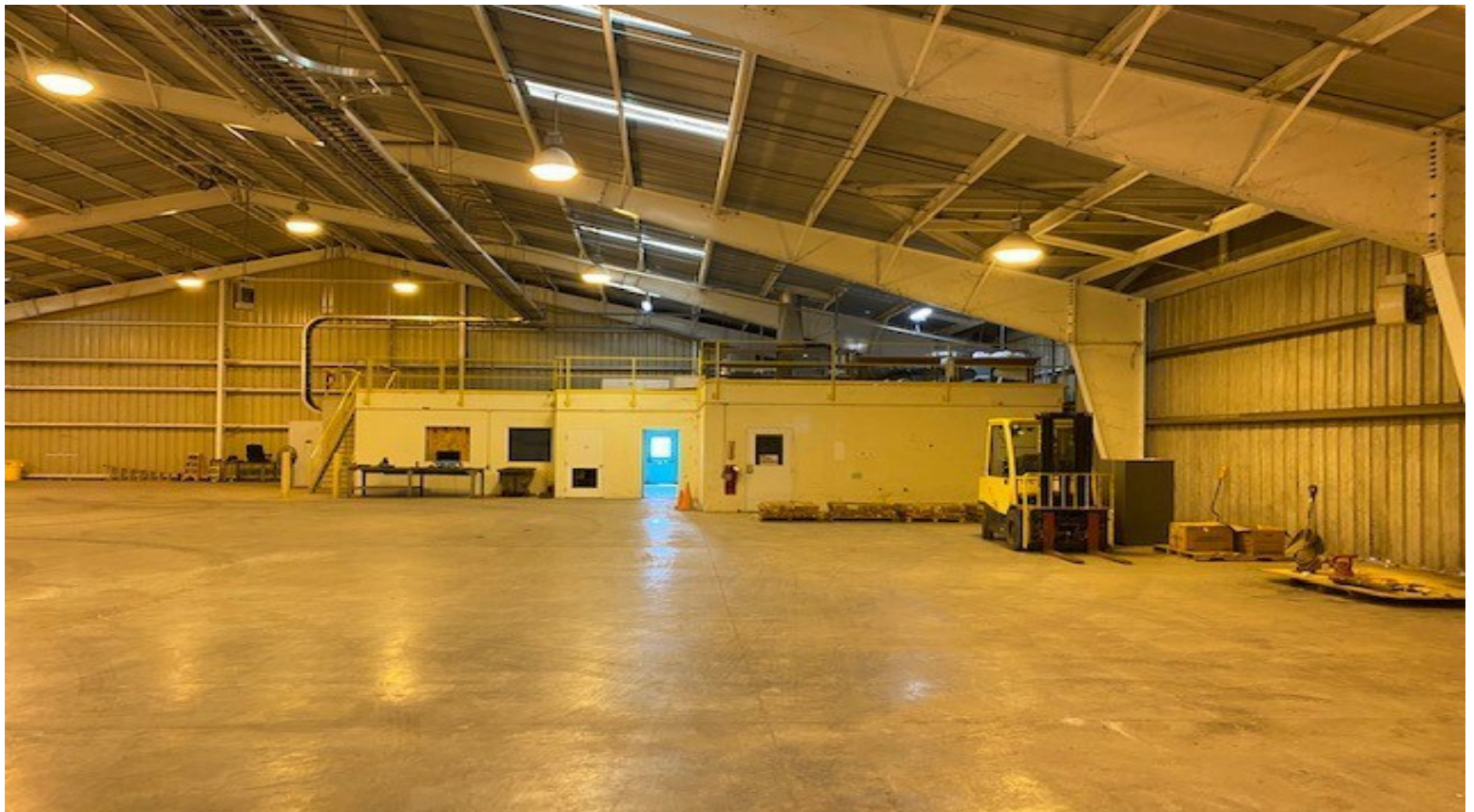


Upper TiPure Warehouse - Back View - Copy

Property Photos



Upper TiPure Warehouse - Inside View - Copy



Upper TiPure Warehouse - Inside View-1 - Copy

Property Photos



Upper TiPure Warehouse - MCC - Copy



Upper TiPure Warehouse - Side View

Property Photos

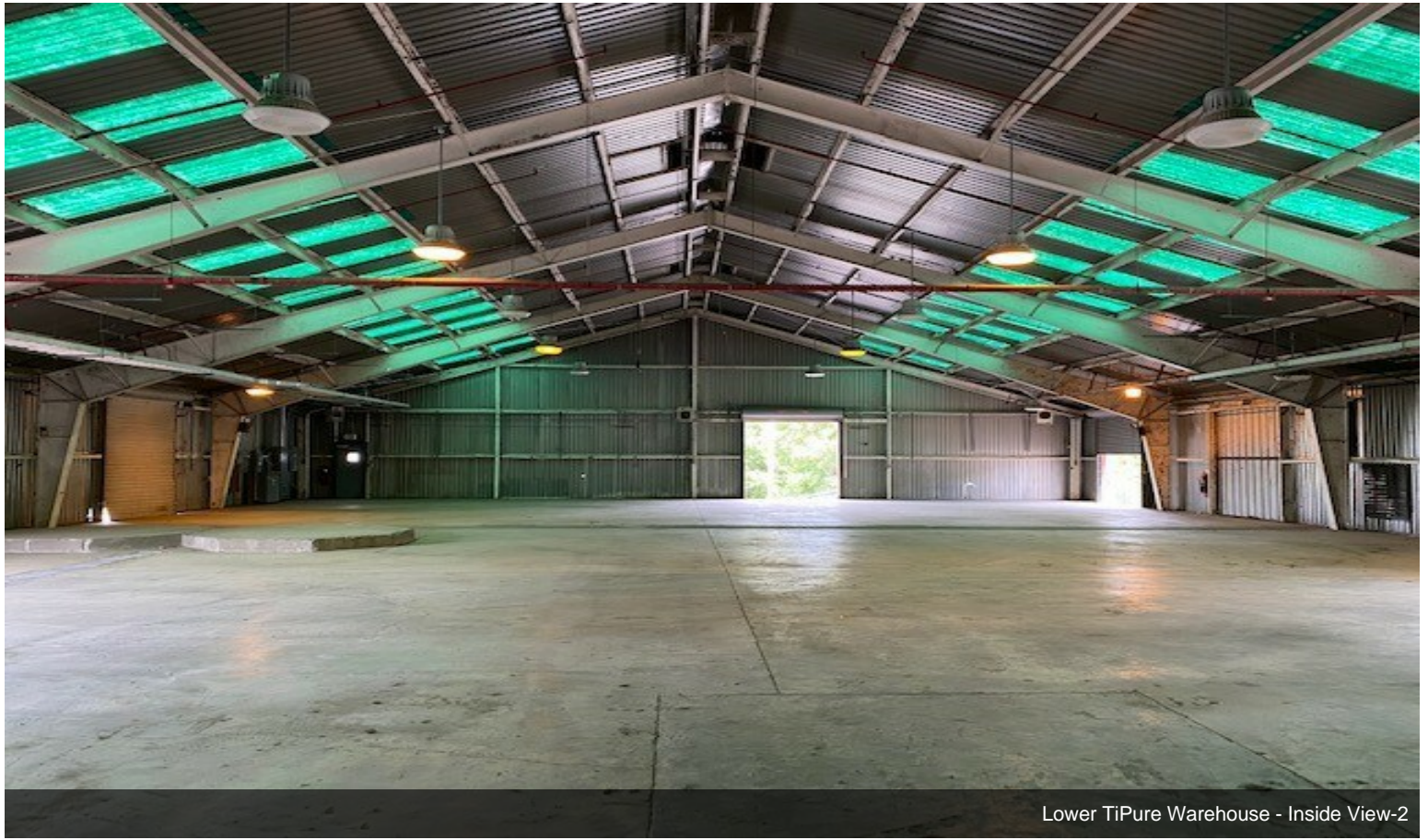


Upper TiPure Warehouse - Side View-1 - Copy



Lower TiPure Warehouse - Back View

Property Photos



Lower TiPure Warehouse - Inside View-2

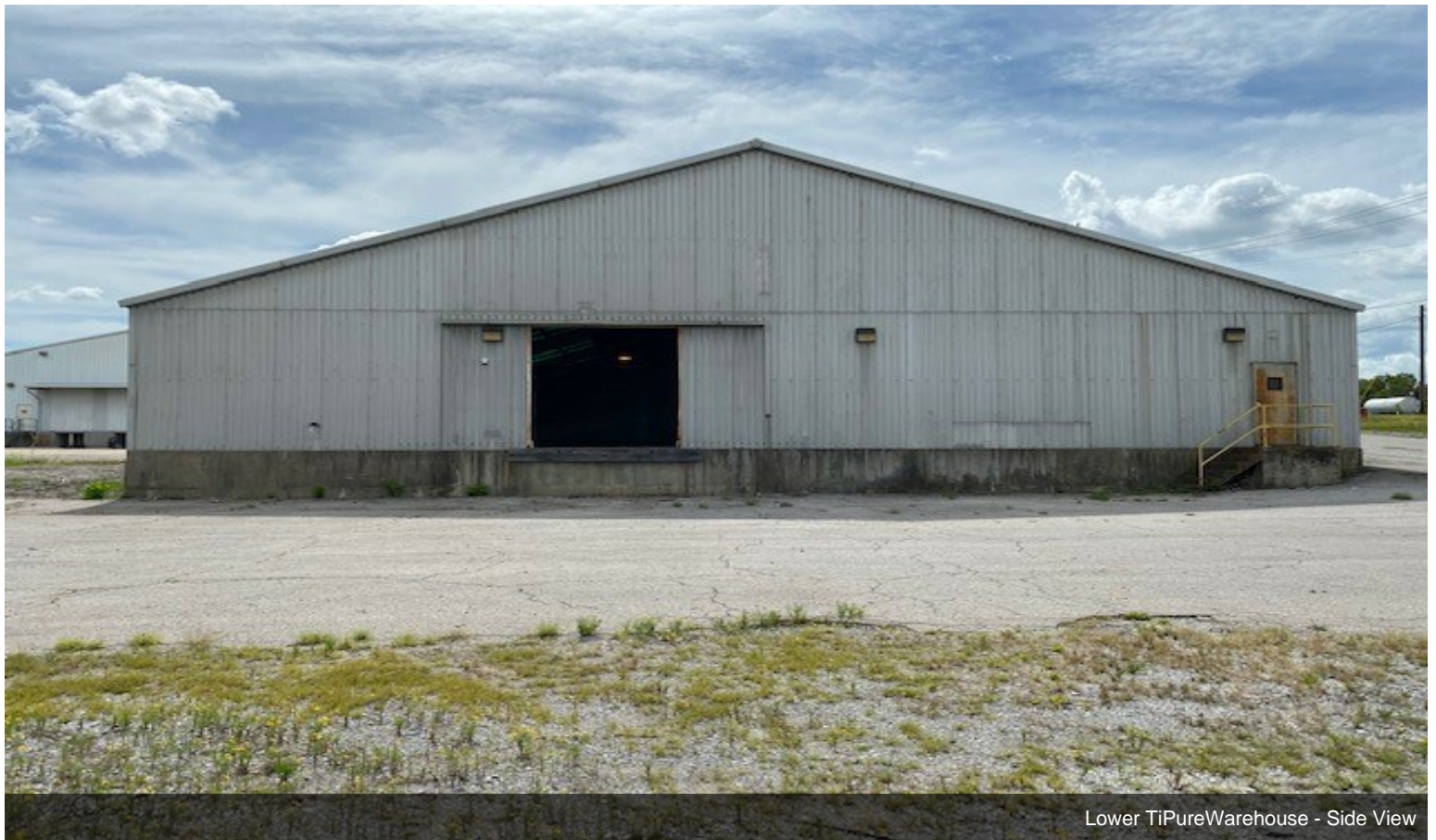


Lower TiPure Warehouse - Side View-1

Property Photos



Outdoor Storage with Easy Access



Lower TIPureWarehouse - Side View

Property Photos

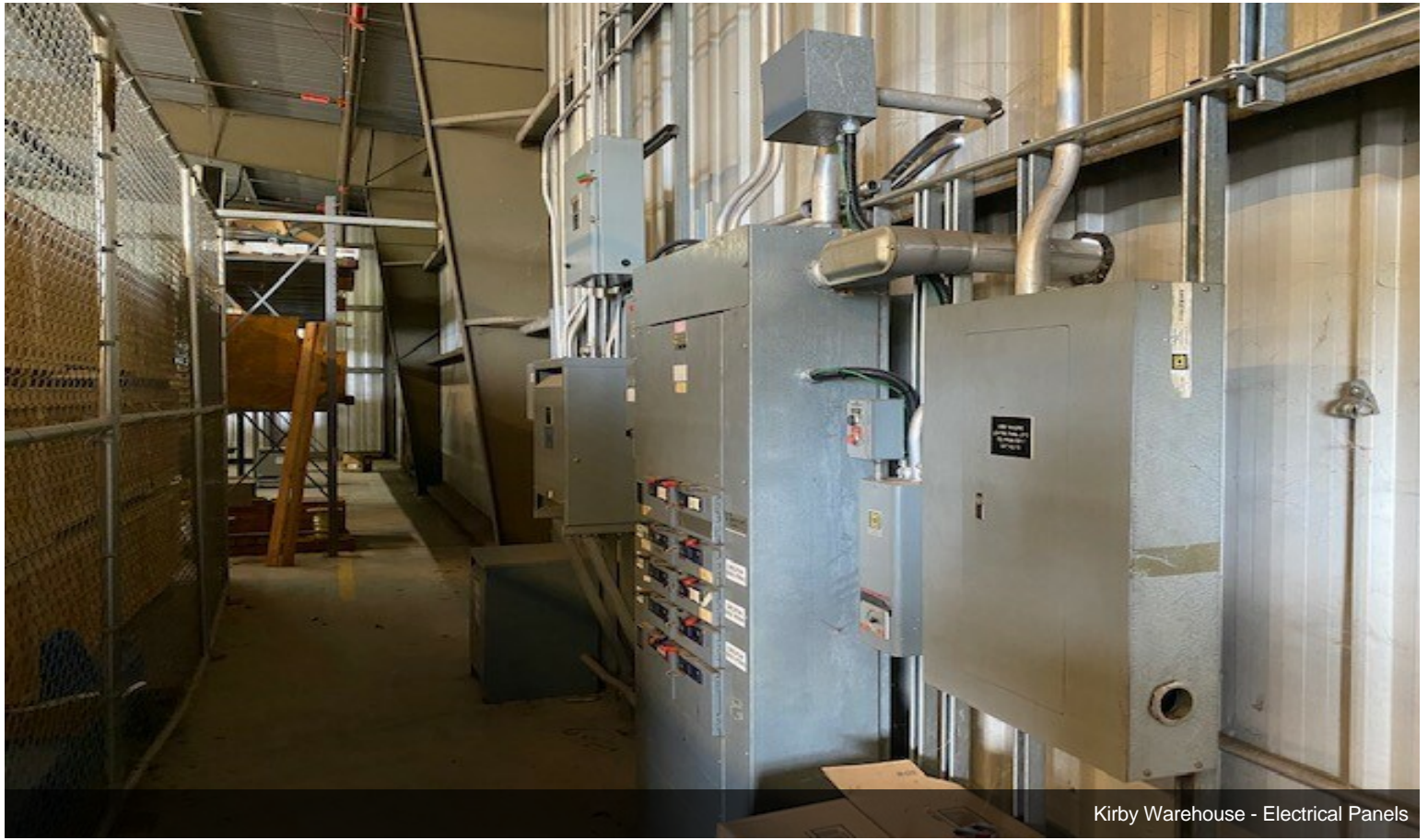


Kirby 3



Kirby Building 1

Property Photos



Kirby Warehouse - Electrical Panels



Kirby Warehouse - Front View

Property Photos

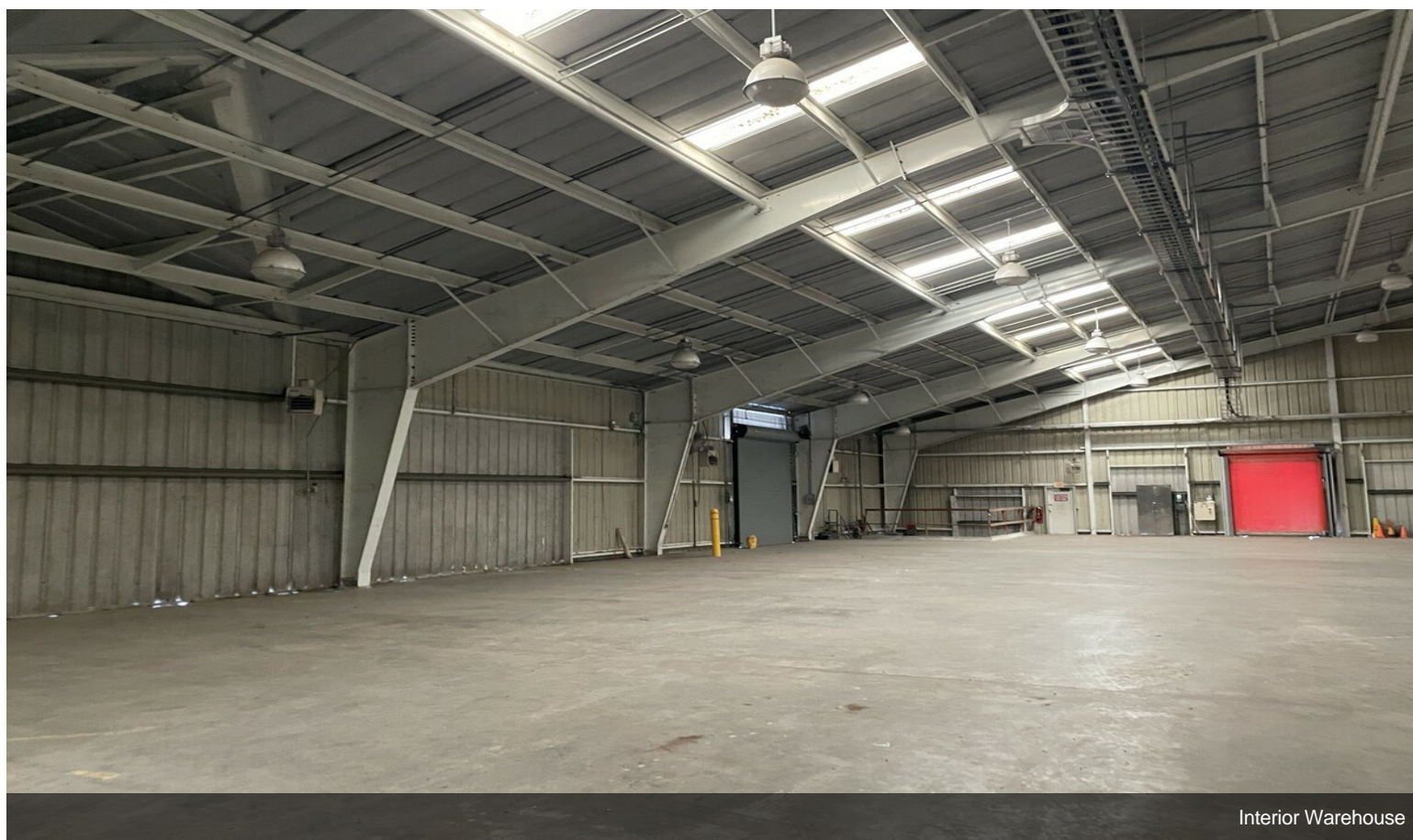


Kirby Warehouse - Front View-2



Interior Warehouse

Property Photos

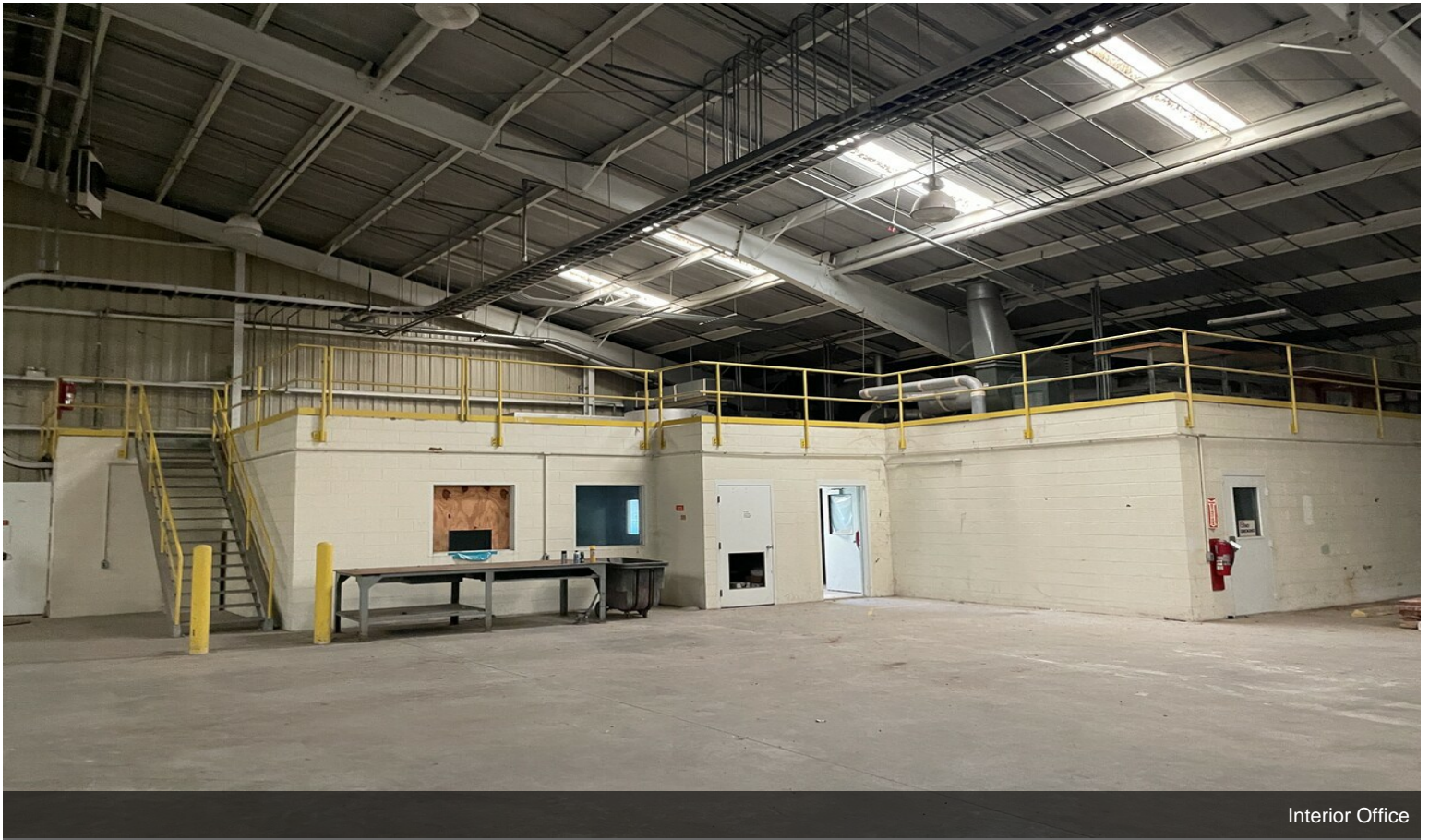


Interior Warehouse



Interior Office

Property Photos



Interior Office



Property Photos



- +/-145 AC EXISTING STORAGE AREA
- +/-114 AC FUTURE STORAGE AREA

PRELIMINARY SITE PLAN



20' ACCESS EASEMENT

10,318 SQ FT BUILDING

20' ACCESS EASEMENT

9,339 SQ FT BUILDING

23,700 SQ FT BUILDING

9,219 SQ FT BUILDING

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Company Logo

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