

**📍 Rappahannock Wire Rd**

- Available For Sale or Build-to-Suit
- Zoned IG (General Industrial District)
- Easily Accessible to Hwy 109, Hwy 25, SR386 for Easy Access to I-40 and I-65

**Option 1: For Sale**

- 2acs - 14.97acs
- Long Term Development Opportunity
- Less than 1 mile from the Music City Executive Airport



**JP Powell, SIOR**

Principal Broker

**C 615.533.5682**

**jp@powellcre.com**

**Exclusively Listed By:**

Powell Commercial Real Estate

139 Maple Row Blvd, Suite 104

Hendersonville, TN 37075

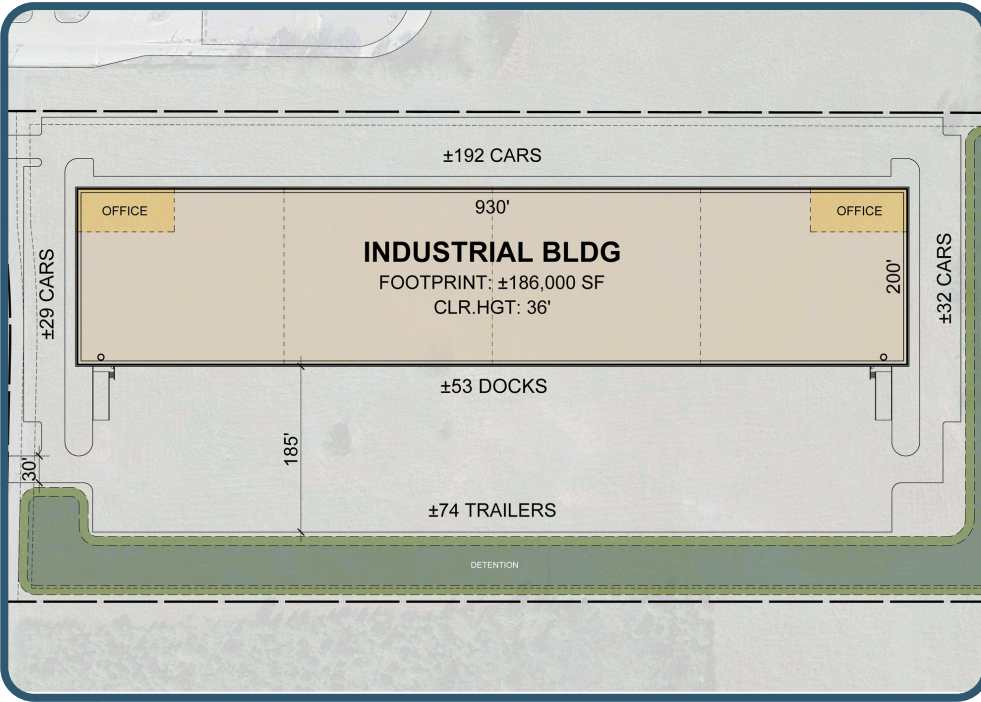
P 615.388.2558

**Don Horton**

Affiliate Broker

**C 615.364.3780**

**dhorton@tennprop.com**



**Opt 2: Build-to-Suit**

- 186,000sf
- 36' Clear Height
- +/- 53 Docks
- Trailer Parking (+/-74)
- Outdoor Storage
- Auto Parking 253

**BUILD-TO-SUIT OPPORTUNITIES**

**Opt 3: Build-to-Suit**

- 160,000sf (Eight 20,000sf Stand-Alone Buildings)
- Shared Truck Court
- Auto Parking 240

