

JPS REALTY PARTNERS

ECONOMIC & COMMUNITY DEVELOPMENT PROPERTIES

FOR LEASE

96 BUSINESS CENTER

1,250 S.F. up to 50,000 S.F.

Warehouse/Flex Space

1550 Highway 96 N

Fairview, TN 37062

PRELIMINARY SITE PLAN



For More Information Please Contact:
James P. Spellman II, CCIM
Direct (615) 403-6298
jspellman@jpsrealtypartners.com

DISCLAIMER: The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.

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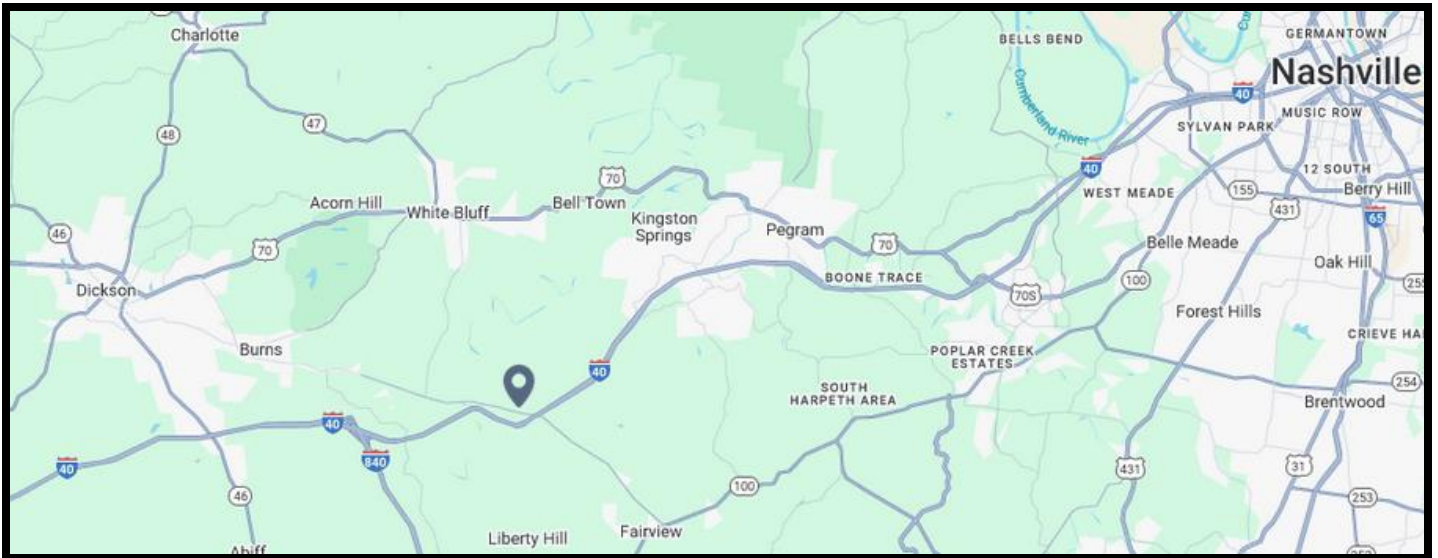
1,250 S.F. up to 50,000 S.F.

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**LESS THAN 0.5 MILES FROM INTERSTATE 40 ON HIGHWAY 96
LOCATED 11.4 MILES FROM THE NASHVILLE CITY LIMITS**



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PRELIMINARY CONCEPTUAL BUILDING PHOTO



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DEVELOPMENT AND PROPERTY HIGHLIGHTS

- Anticipating breaking ground in 2nd Quarter of 2026.
- Full building opportunities. Call for more details.
- Pre-engineered metal building(s) with stone veneer front facades and landscaped entrances.
- Electrical power provided: Per Unit - 200A, 120/208V 3-phase per bay and expandable to 400A.
- Fiber: United Communications is rolling out Wi-Fi 7 and 8-gig service to Fairview.
- Warehouse ceiling height will be 24' clear height.
- 6" reinforced concrete floors.
- Office space needs to be discussed with tenants.
- +/- 1 acre of secured outdoor storage area available.
- All spaces will have a sprinkler system.
- # and heights of Drive-In and Dock Doors doors to be discussed with tenants.
- Highly visible building signage available for your company.
- Plenty of parking for employees and customers.
- Property is zoned Industrial General (IG) which includes warehousing, secondary processing, packaging, fabricating of finished goods as well as related outdoor storage and incidental sales.

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PRELIMINARY CONCEPTUAL WHAREHOUSE DESIGN



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