



**95,920 SF
MANUFACTURING
BUILDING FOR SALE**

241
abc boulevard

Gallatin, TN

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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EXECUTIVE
SUMMARY

01

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Offering Process

Exclusive Representation

CBRE, Inc. is exclusively representing the seller in this transaction.

Offer Requirements

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth

Co-Broker Commission

Any Purchaser which is represented by a broker is responsible to compensate the broker

Communication

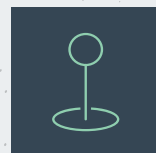
All communications, inquiries and requests should be addressed to the CBRE Team listed to the left, as representatives of the Seller.

Executive Summary

CBRE is pleased to offer the opportunity to acquire 241 ABC Boulevard, a ±95,920 SF manufacturing facility located in Gallatin, TN. Just 33 miles from Downtown Nashville, this property is strategically positioned to leverage the rapid growth and economic expansion of the Middle Tennessee market.

The property sits on 6.91 acres and boasts 7 dock doors with equipment, 1 dock door with dumpster, 2 drive-in doors and approximately 85 car parks. The facility is equipped with ESFR, freeze protection and AC in the manufacturing portion of the building.

241 ABC Boulevard offers investors and end-users a unique chance to capitalize on a prime location within an expanding market. With a quality workforce, ample resources, and a supportive business environment, this property is poised for success and growth.



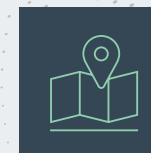
LI ZONING -
LIGHT
MANUFACTURING



BUILT
IN 1987



EXPANDED
IN 2003
AND 2006



SUMNER
COUNTY



241

abc boulevard

INVESTMENT
HIGHLIGHTS

02



Investment Highlights

Located in rapidly growing Gallatin, Tennessee, this property offers a strong investment opportunity amid the area's significant population and economic expansion.

Gallatin's growth presents a timely chance to invest in a vacant building poised to benefit from rising demand. With easy access to major highways, local amenities, and proximity to planned commercial and residential developments, 241 ABC Blvd. is well-positioned for long-term value appreciation.

The vacant status allows investors to undertake strategic renovations, enhancing rental income and property value.

Acreage	6.91 AC
Total Square Feet	95,920 SF
Office Square Feet	±3,500 SF
Zoning	LI - Light Manufacturing
Dock Doors	(7) Dock Doors with Equipment (1) Dock Door with Dumpster
Drive-Ins	2
Clear Height	22'

Car Parks	85 Spaces
Cranes	2 Cranes, (1) 5 Ton and (1) 10 Ton
Sprinkler	ESFR
Roof Type	Ballasted Roof
Power	6,000 Amps/480V (2 Services/3,000 Each)
Heating	Natural Gas
Year Built	1987, Expanded in 2003 & 2006



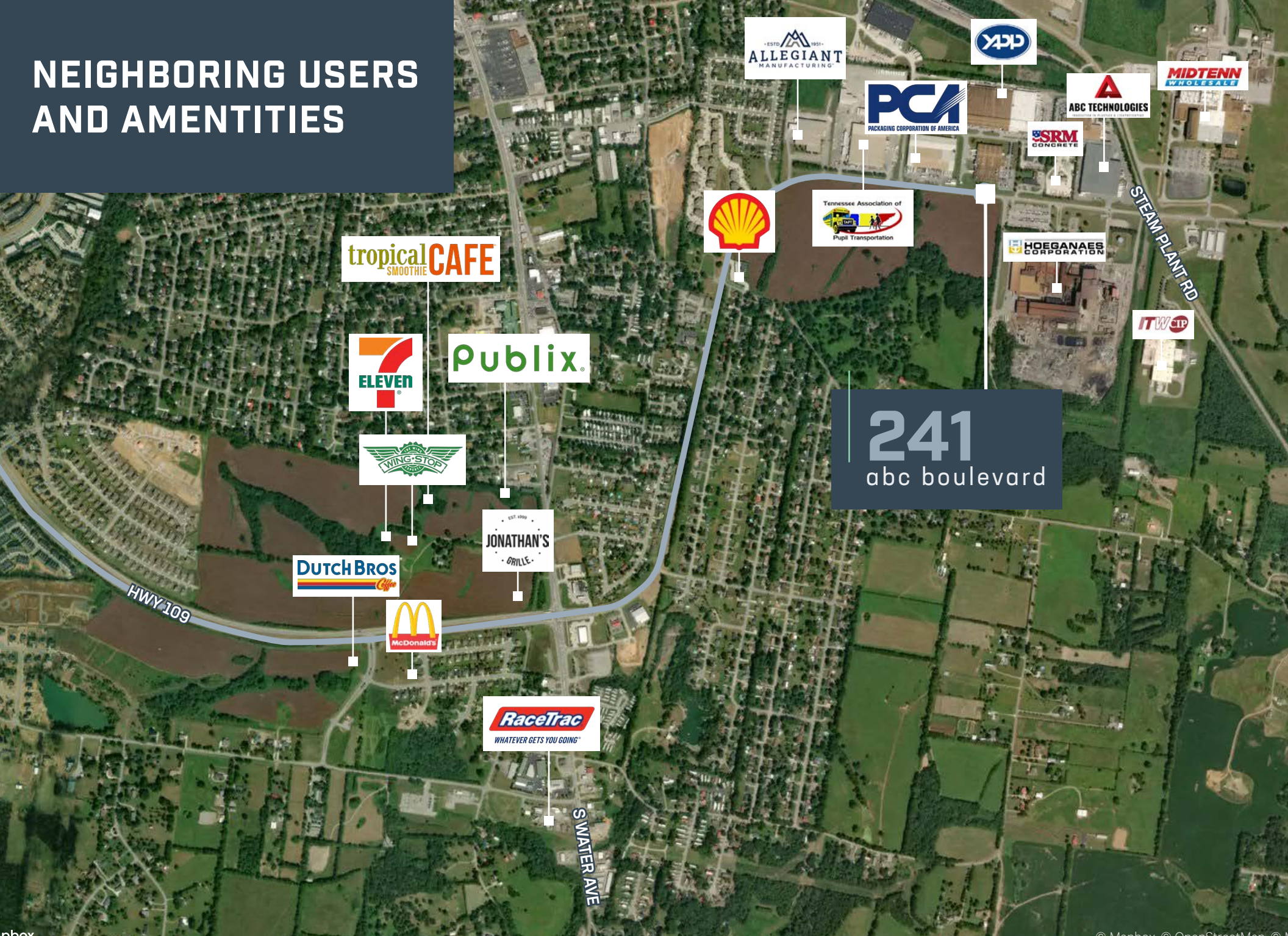
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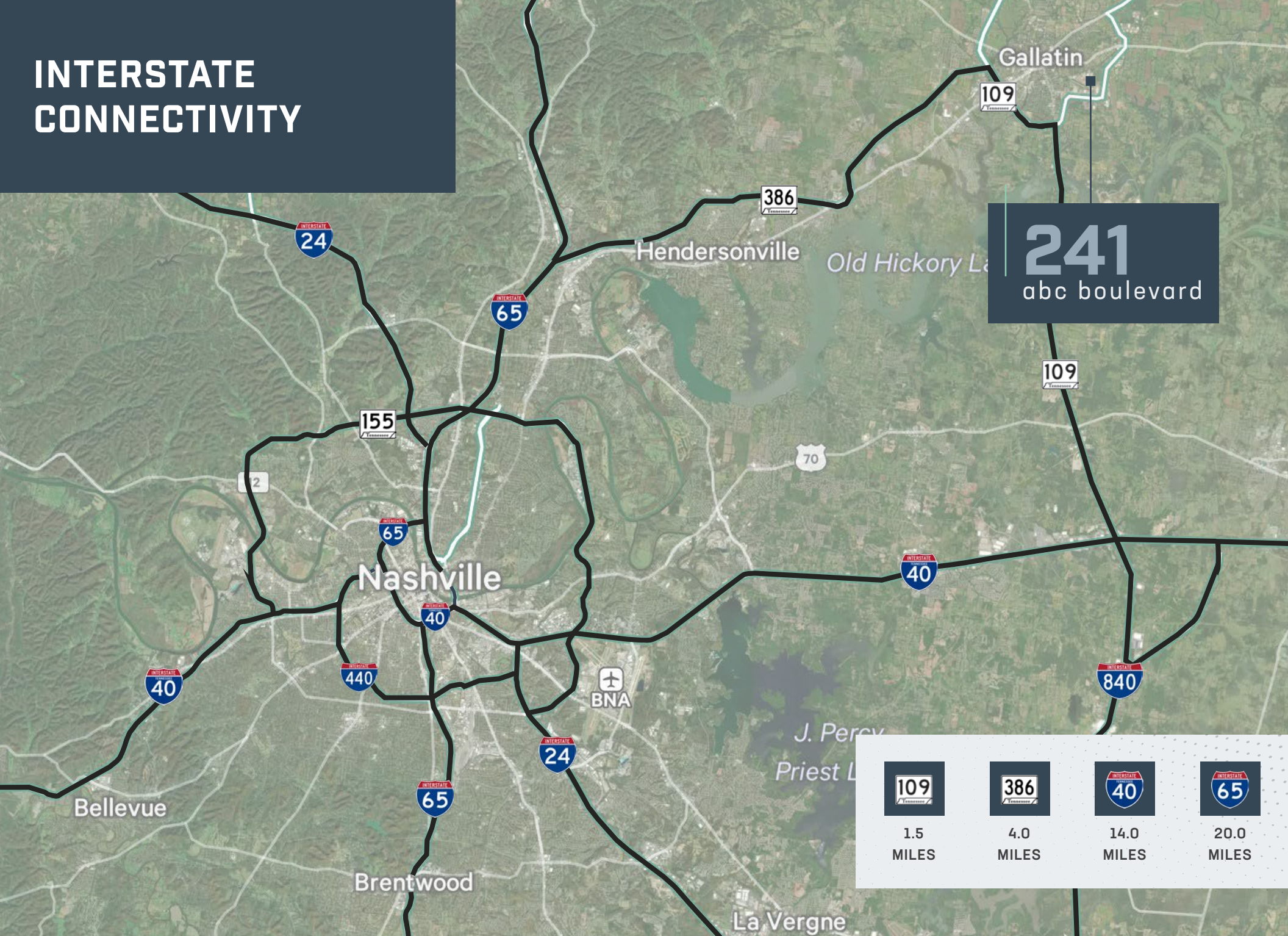
AREA
OVERVIEW

03

NEIGHBORING USERS AND AMENITIES



INTERSTATE CONNECTIVITY





Demographics

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	7 MILES
Population			
2024 Population	29,236	50,179	71,096
2029 Population - Projection	31,791	56,242	80,692
2024-2029 Annual Population	1.69%	2.31%	2.56%
Generations			
Generation Alpha	10.4%	9.9%	9.6%
Generation Z	23.6%	22.2%	22.1%
Millennials	24.1%	23.3%	23.3%
Generation X	18.1%	19.0%	19.5%
Baby Boomers	19.2%	20.9%	20.9%
Greatest Generations	4.4%	4.8%	4.6%
Household Income			
2024 Average Household Income	\$81,504	\$105,183	\$114,625
2029 Average Household Income	\$95,681	\$120,968	\$130,477
Housing Value			
Median Home Price	\$357,334	\$441,686	\$469,742
Average Home Price	\$388,409	\$484,249	\$511,627
Housing Units			
Owner-Occupied Housing	55.2%	63.2%	63.1%
Renter-Occupied Housing	38.5%	30.5%	30.1%

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