

SALE OR LEASE

±24,200 SF Total Available

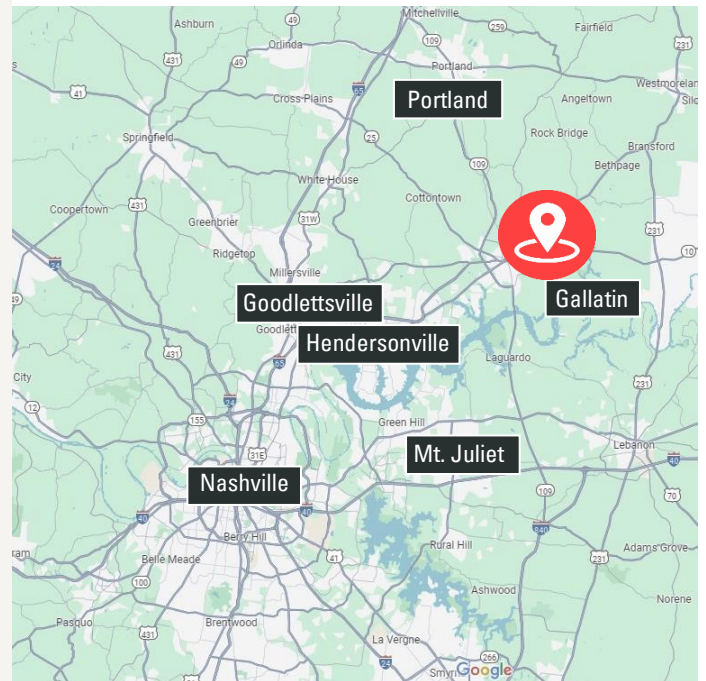
Opportunity to Lease a Stand-Alone Office Building & Industrial Building in the Heart of Gallatin, TN

1050 Cairo Road, Gallatin, TN 37066



HIGHLIGHTS

- ±19,200 SF Industrial Building - **Construction Update: Just 90 days from Delivery**
- ±5,000 SF Office building
- ±9.17-Acre lot
- Lease Rate: Contact Brokers
- Sale Price: Contact Brokers
- Laydown storage available
- Potential for expansion
- (2) Oversized grade level drive-up doors
- Capability to add dock doors
- (5) Over bridge cranes
- 37' Clear height
- 480 3-Phase electrical service
- 17,000 SF Concrete yard for manufacturing/laydown
- Potential for CSX Railroad access
- Site is positioned minutes from downtown Gallatin
- **Located 1 mile from the Music City Executive Airport**



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Exclusively listed by:

Charles Hawkins Co.

760 Melrose Avenue Nashville, TN 37211

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Sale or Lease
Industrial Building
Office Building

1050 Cairo Road
Gallatin, TN 37066
Sumner County

CHARLES
HAWKINS CO.

RENDERING

*These are renderings of the site and not actual photos of the buildings



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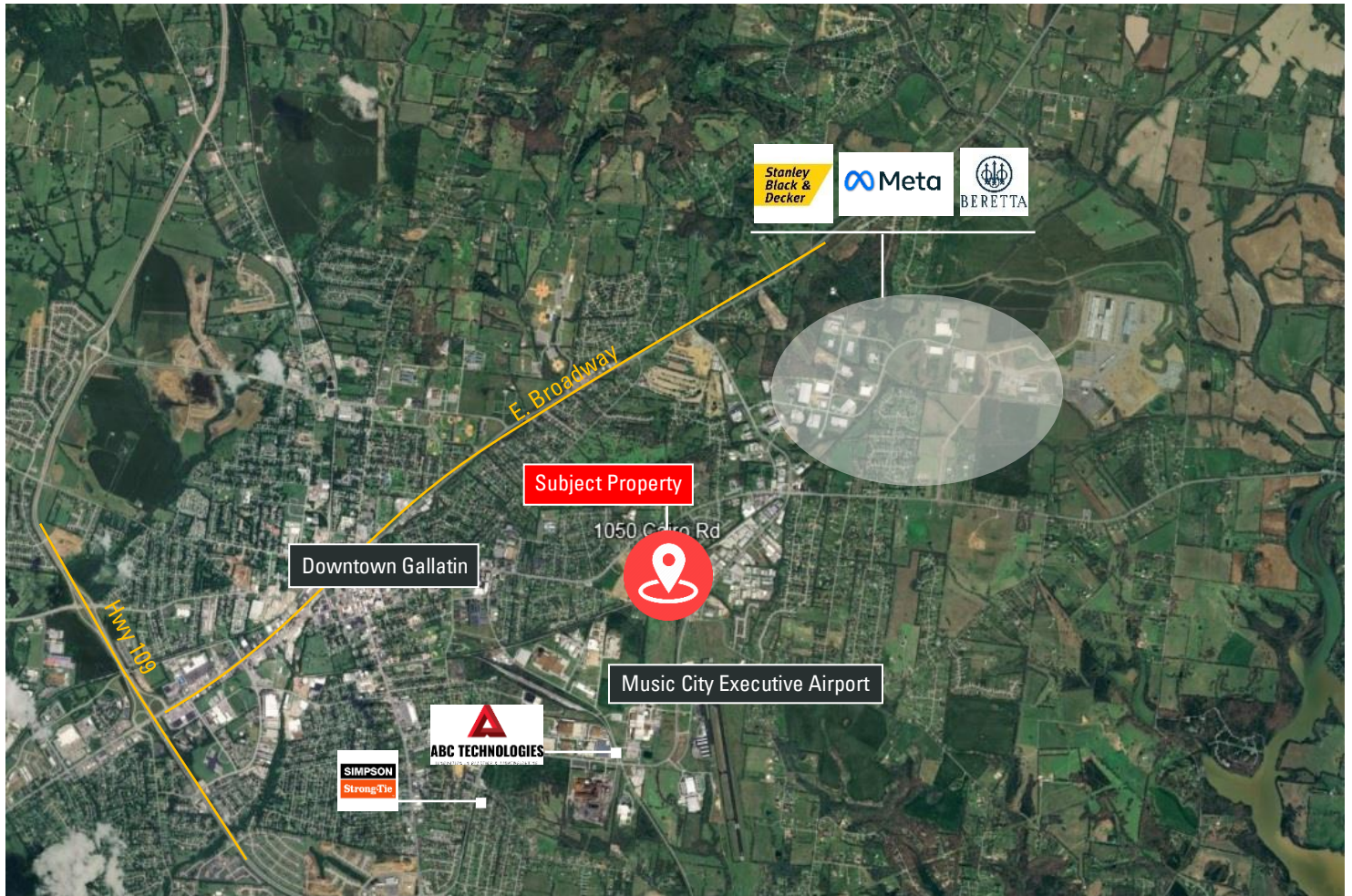
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AERIAL



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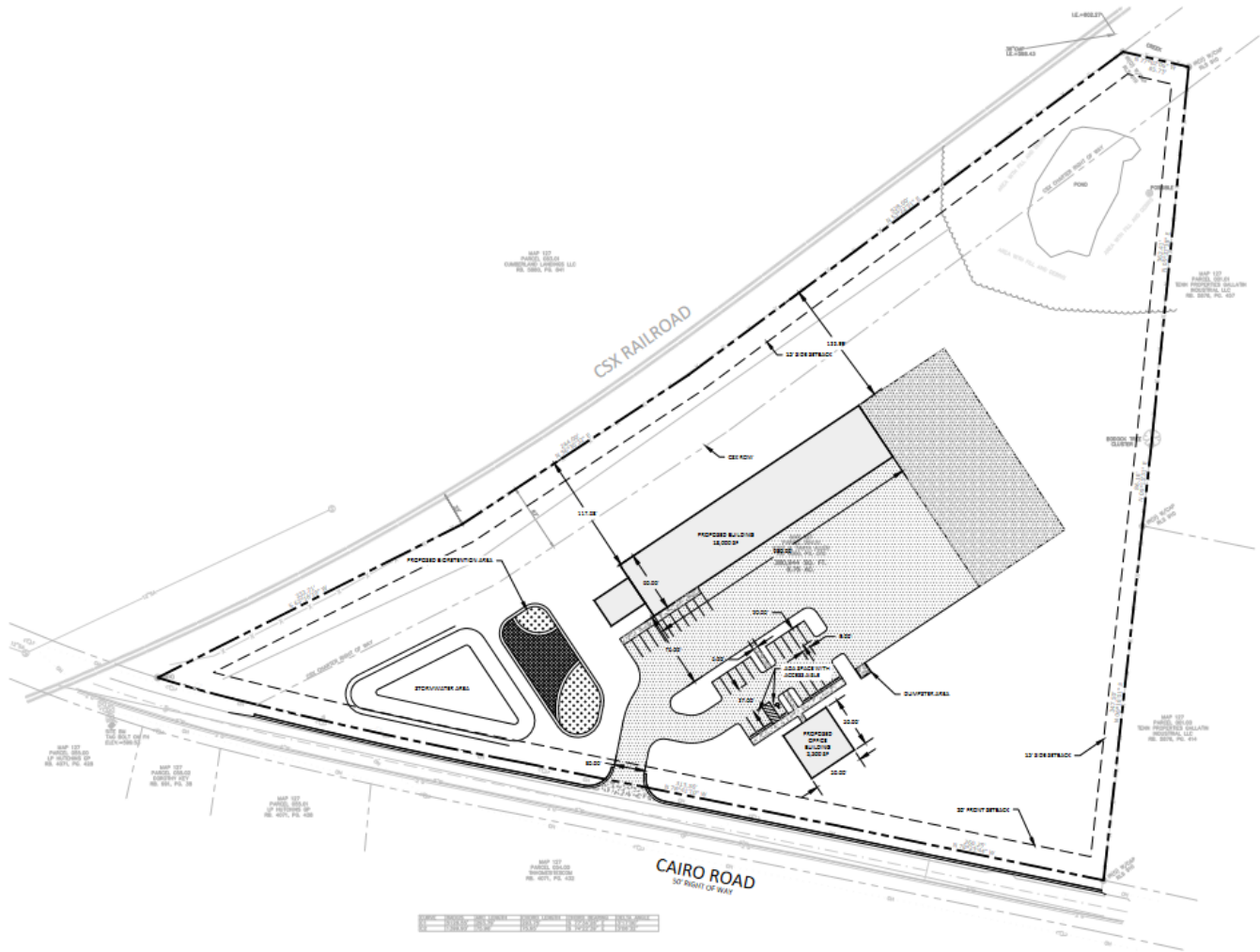
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SITE PLAN



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