

OFFERING MEMORANDUM

PREMIER INDUSTRIAL PURCHASE
OPPORTUNITY

802 SWAN DRIVE

SMYRNA, TN | NASHVILLE MSA

NEWLY REDUCED SALES PRICE



**CHARLES
HAWKINS CO.**

Commercial Real Estate Services



Image courtesy of
@ CommercialEdge

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CHARLES
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.



802 Swan Drive

BUILDING SPECIFICATIONS

- Building 1: 101,569 SF
- Building 2: 145,078 SF
- Fenced Lot
- ±23' - 25' Clear Height
- Metal Halide Lighting
- Metal Construction
- Zoned I-2, Light Industrial

EXECUTIVE SUMMARY

OFFERING SUMMARY

802 Swan Drive, Smyrna, TN ("Property").

The site features two industrial buildings totaling 246,647 SF on 11.76 acres. The property is located adjacent to the Smyrna/Rutherford Co. Airport in Smyrna, TN, and is 4 miles from the I-840 on/off ramp.

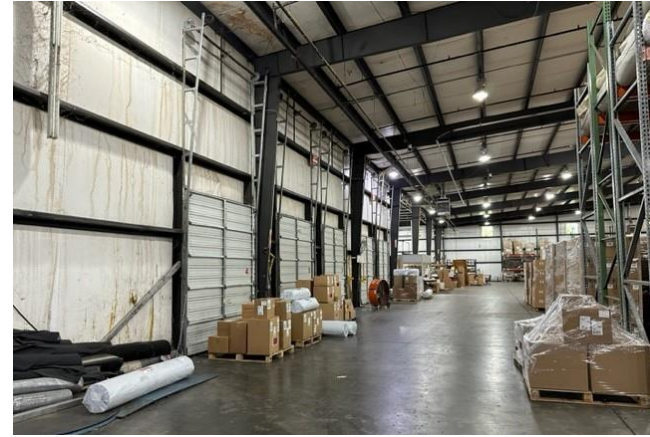
The offering presents an excellent opportunity for a buyer to acquire a property that features an industrial asset in one of the fastest growing and most sought-after industrial submarkets in Middle Tennessee. Rutherford County is currently home to several Fortune 500 companies: Amazon, Verizon, Nissan North America, General Mills, Bridgestone, etc.

PROPERTY OVERVIEW

Address	802 Swan Drive, Smyrna, TN
Building Sizes	Building 1: ±101,569 Building 2: ±145,078
Year Built	1988
Land Size	±11.76 Acres
Price	\$25,500,000 (Newly Reduced Price)

PROPERTY PHOTOS

OFFERING MEMORANDUM

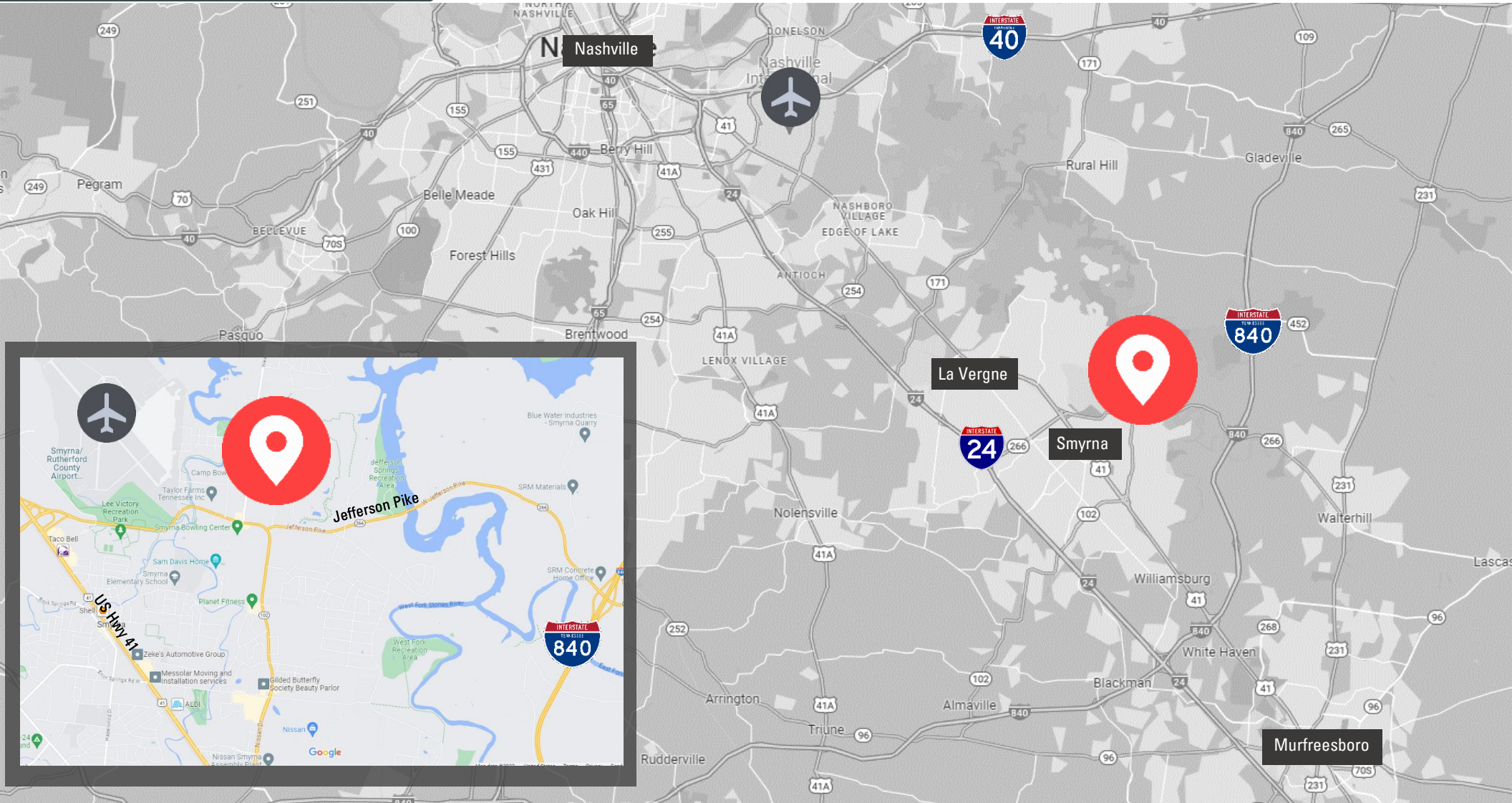


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802 Swan Drive, Smyrna, TN



STRATEGIC LOCATION



Less than 5.3 miles from I-24 and 4 miles from I-840



Nashville MSA is the 8th fastest growing major MSA in the USA (1.9 Million

residents; 86 new residents per day)



Located 22 miles south of the Nashville International Airport (BNA)



Majority of the US population is within a day's drive

CHARLES HAWKINS CO.

802 Swan Drive, Smyrna, TN

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Swan Drive, Smyrna, TN

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