

1031 Parkway Drive – Spring Hill

Light Industrial/Flex Space | Lease Opportunity



Property Overview



Site Details

- **Site Address:** 1031 Parkway Drive Unit 18 A&B
- **Sq Ft:** 2,500
- **Zoning:** Industrial/Flex
- **Years Built:** 2022
- **Parking:** 5 Spaces
- **Available:** June 1st, 2025

Amenities

- **Loft Addition:** Utilize vertical space for efficiency
- **Suites:** Unit 18 is comprised of two suites
- **Features:** Each suite has a private office and restroom
- **Location:** Parkway Business Center is located the heart of Spring Hill's growing business district

Features

Warehouse



Loft



Office



Location



- **Access:**

- Located in Spring Hill, TN – Just off Saturn Pkwy
- Minutes to Interstate 65
- Less than 1 hour to Nashville

- **Demographics:**

- 3% annual increase in population projected 2024 to 2029
- \$107K 2024 Median Household Income

- **Spring Hill Advantage:**

- Strong purchasing power- discretionary spending well above national average
- Growing residential base driving demand for retail, services, and dining.
- Light industrial/flex zoning empowers businesses to customize the space to suite their operational needs

Location



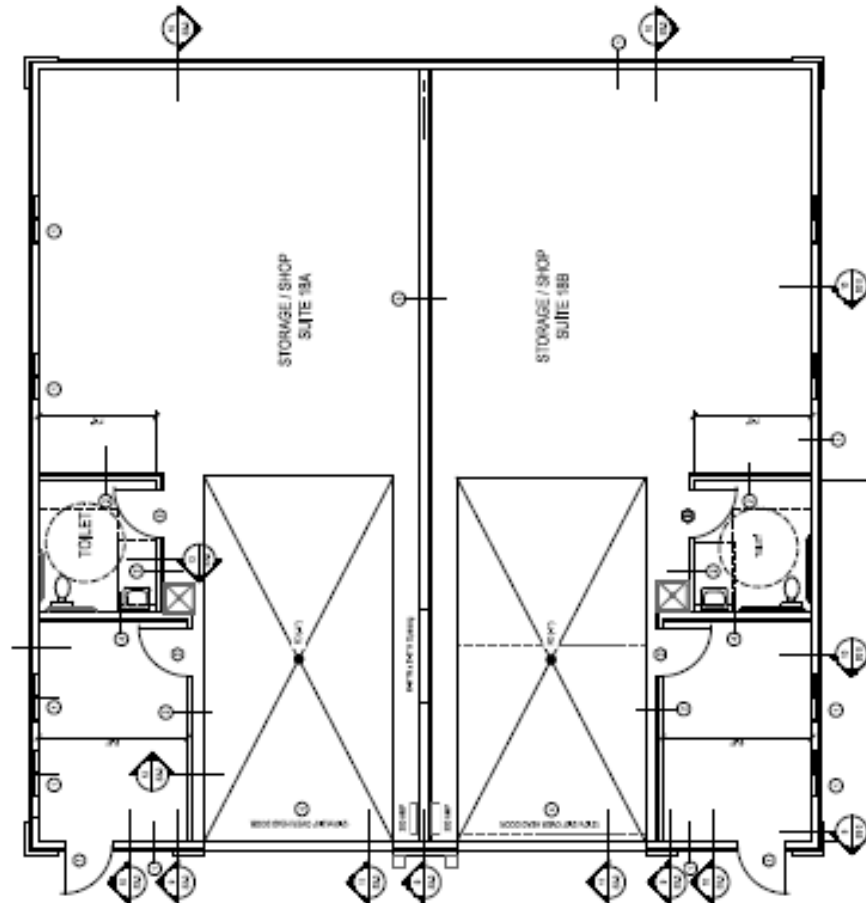
What's in My Community?

Places that make your life richer and community better

1031 Parkway Dr, Spring Hill, Tennessee, 37174
10 - 15 minutes



Suite Floor Plan



Features

- Construction completed in 2022
 - Split HVAC systems for efficiency
 - Two separate suites
 - Designated office space
 - Private restroom per suite
- 5 parking spaces located in the front
- Building is 50' x 50', Each suite is 25' x 50'
- 14' ceiling height
- 12' x 12' insulated overhead door

Rent



Base Rent

\$19/sqft

Additional Rent

**\$3.47/sqft
(est)**

Total Rent

\$22.47/sqft

Summary

Property & Building Information

Location	Parkway Business Park – Spring Hill, TN
Square Feet	2500
Years Built	2022
Parking Spaces	5
Roof	2022
HVAC	Split Unit for efficiency
Drive-in Doors	Each unit has one garage door
Improvements	Loft addition to utilize vertical space
Internet	ATT & Spectrum available
Electric	MTE / 200 amps per Suite
Water	CPWS
Gas	Atmos (inactive)
Sprinkler	None

