

SPRING HILL, TN

163,022 SF



LOCHRIDGE

INDUSTRIAL

FOUNDRY
COMMERCIAL



KEY HIGHLIGHTS

ADDRESS

Tom Lunn Rd and Port Royal Rd,
Spring Hill, TN 37174

AVAILABLE

23,760 - 163,022 SF

LOAD TYPE

Rear

ZONING

Light Industrial

DELIVERY

Q3 2026





BUILDING DEPTH

Up to 220' Depth
Up to 750' Length

CLEAR HEIGHT

32'

COLUMN SPACING

52'x54'

SPEED BAY DEPTH

60'

POTENTIAL DOCK DOORS

±41

DRIVE IN RAMPS

Up to 2

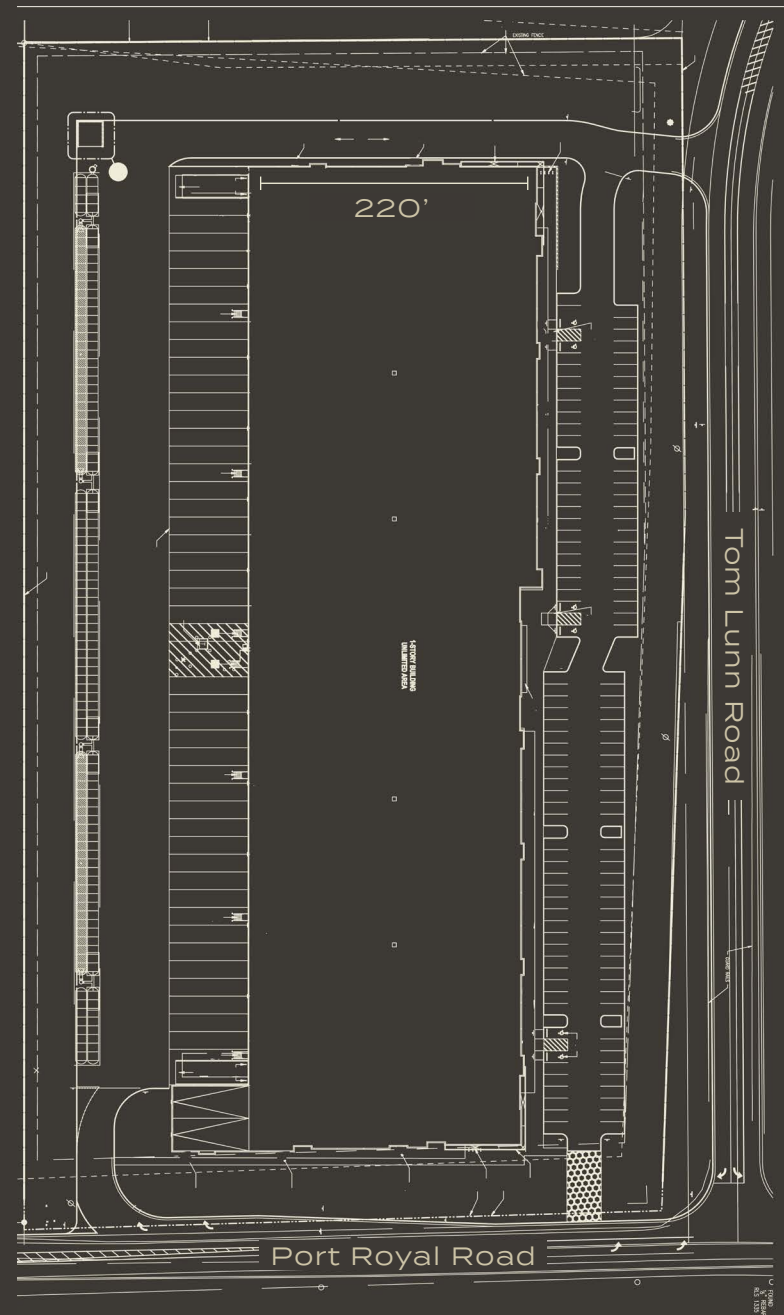
TRUCK COURT DEPTH

130'

AUTO SPACES

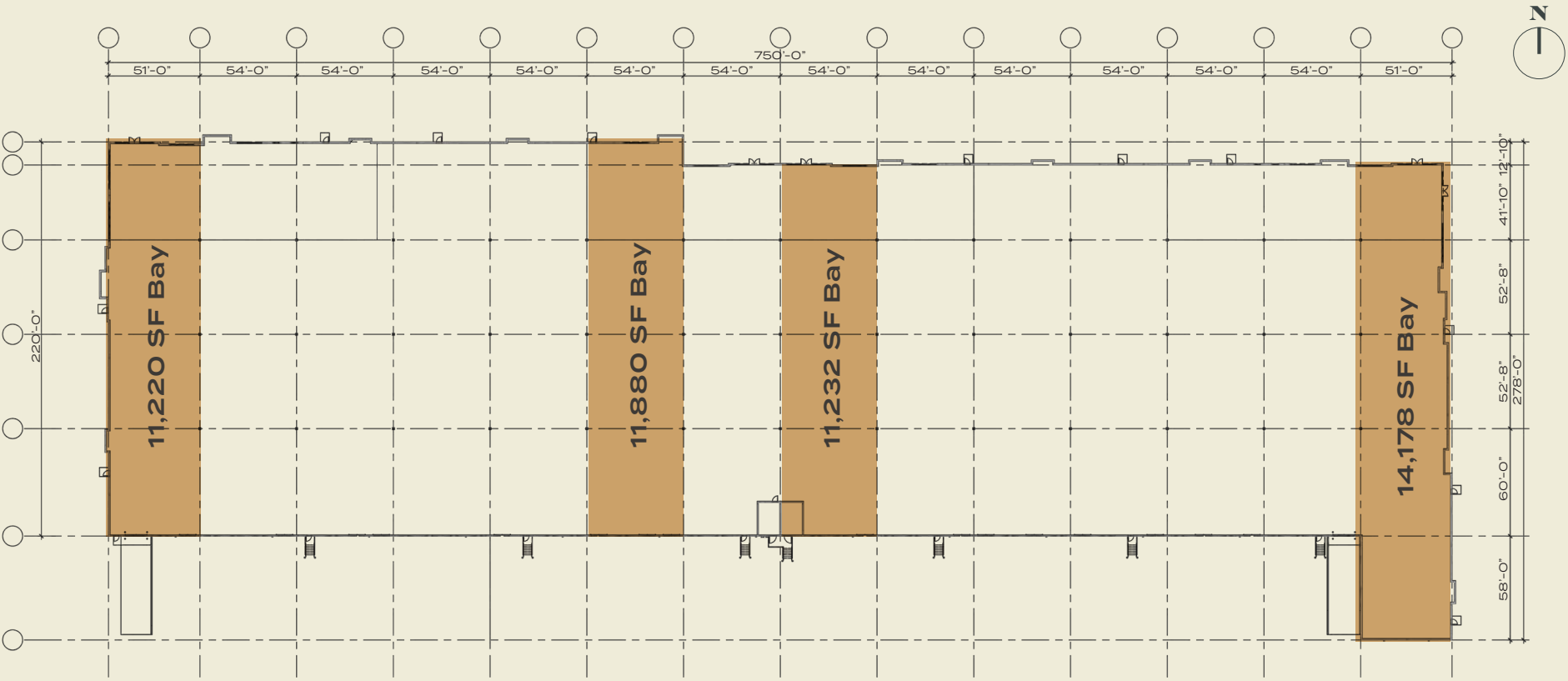
±126

CORNER LOT FRONTAGE





FLOOR PLAN





SPRING HILL

247

Duplex Rd

Duplex Rd

247

65

Williamson Co
Maury Co

Saturn Pkwy

396

Tom Lunn Road

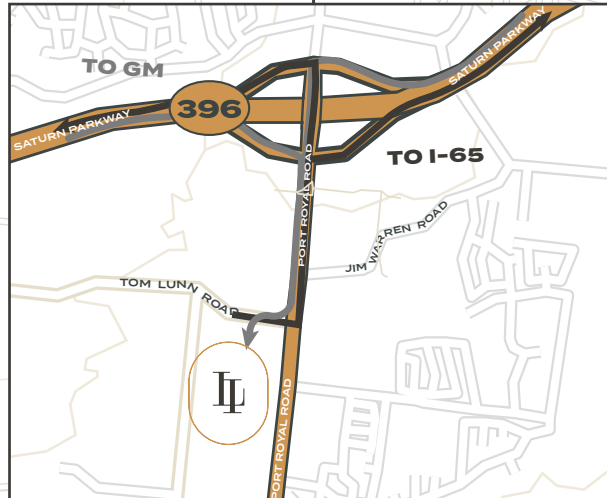
65

Port Royal Road

Kedron Road

Nashville Hwy

ACCESS + LOCATION



**LOCHRIDGE:
A CORNER LOT
FRONTAGE SITE**

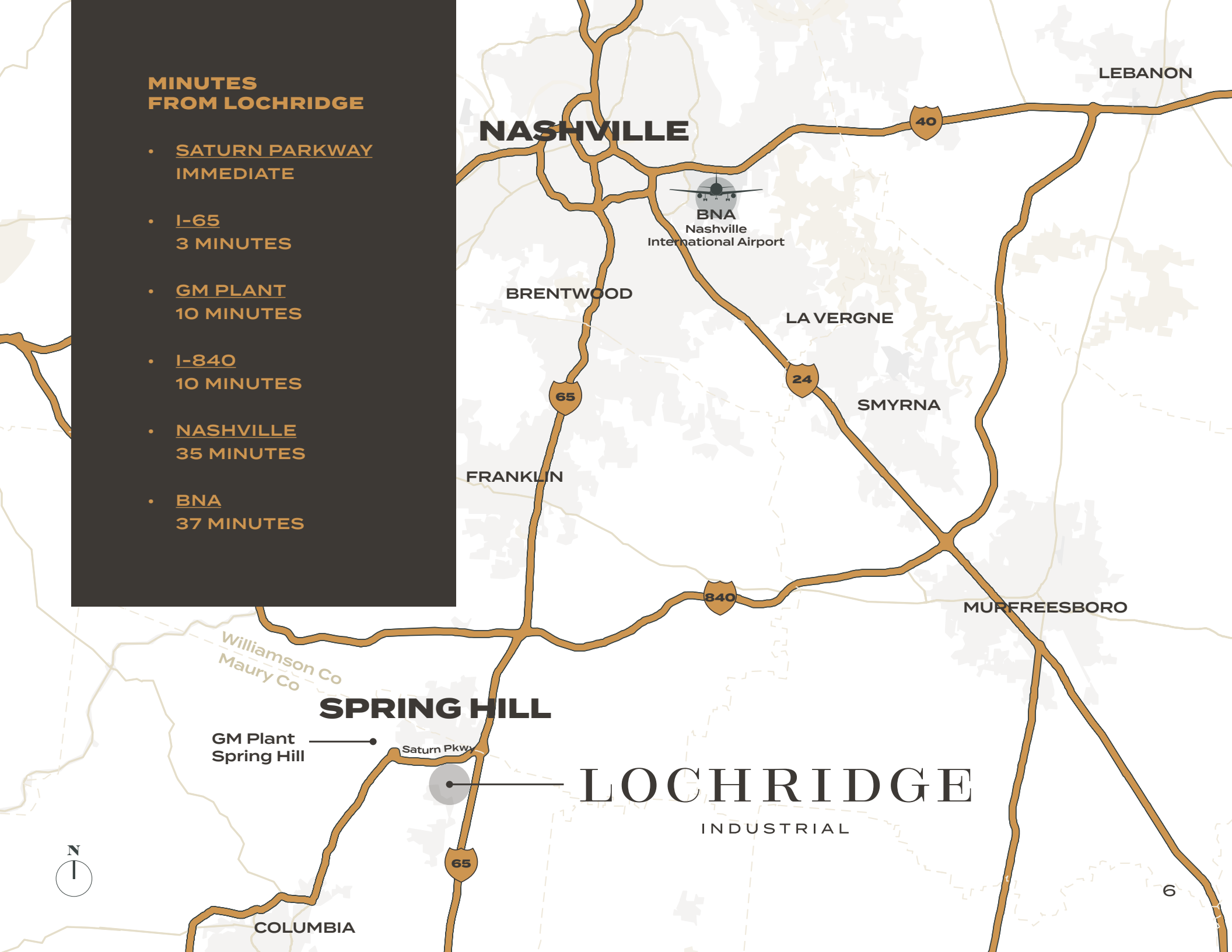
**MINUTES TO:
SATURN PARKWAY
IMMEDIATE**

**I-65
3 MINUTES**

**I-840
10 MINUTES**

MINUTES FROM LOCHRIDGE

- SATURN PARKWAY
IMMEDIATE
- I-65
3 MINUTES
- GM PLANT
10 MINUTES
- I-840
10 MINUTES
- NASHVILLE
35 MINUTES
- BNA
37 MINUTES



NASHVILLE

LEBANON

BNA
Nashville
International Airport

BRENTWOOD

LA VERGNE

SMYRNA

FRANKLIN

MURFREESBORO

Williamson Co
Maury Co

SPRING HILL

GM Plant
Spring Hill

Saturn Pkwy

LOCHRIDGE

INDUSTRIAL

COLUMBIA

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