

SUBLEASE

±100,000 SF Available

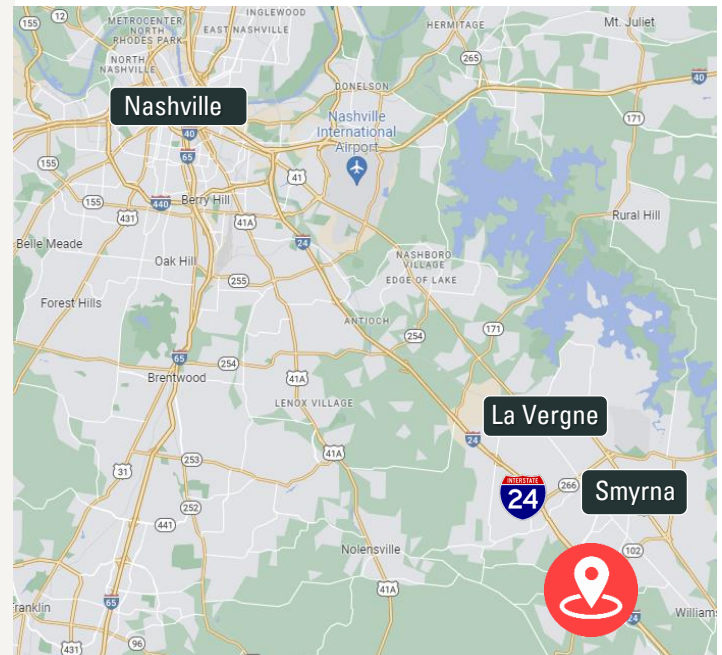
Prime Opportunity to Sublease a Cross-Dock Facility in the SouthPark Distribution Center

2300 Midway Lane, Building 4, Smyrna, TN 37167



HIGHLIGHTS

- Cross-Dock Facility in the SouthPark Distribution Center
- ±100,000 SF Available
- **Reduced Sublease Rate: \$6.95/ SF NNN**
 - *Operating Expenses: \$1.68/SF*
- ±1,620 SF Office
- Break room
- (10) Dock doors (6 with levelers)
- (15) Docks on other side (13 with levelers)
- (1) Drive-in door
- Motion sensor LED warehouse lights
- (4) Fans
- (3) Wall-mounted vent fans
- 32' Clear height
- 50' x 50' Column spacing
- ESFR sprinkler
- Less than 1 mile from I-24 on/off ramp
- Located in an active industrial corridor in Smyrna



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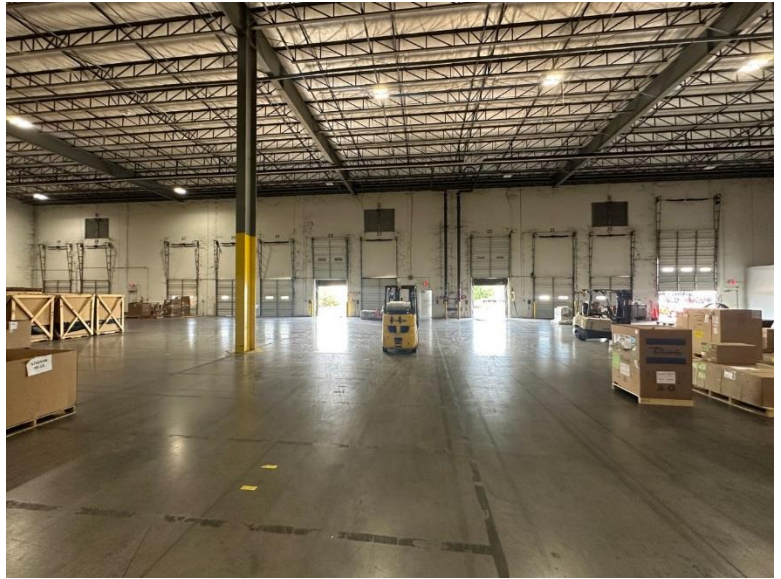
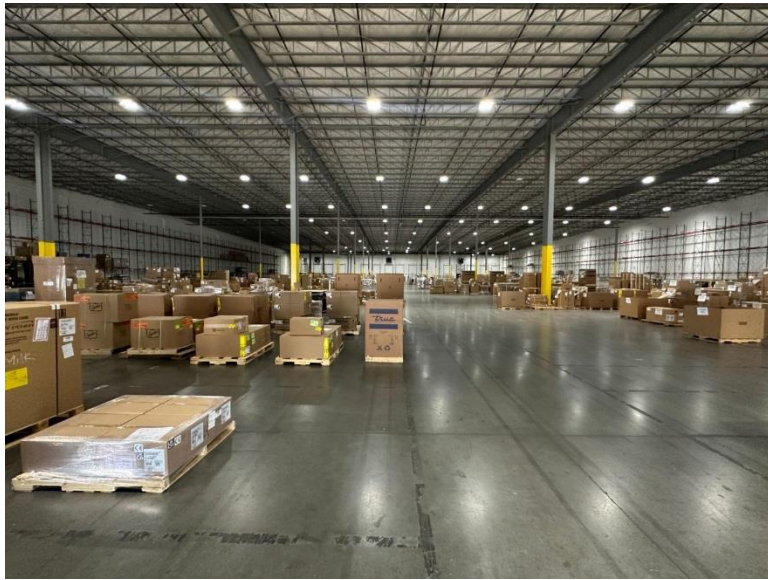
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Exclusively listed by:
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Industrial Space

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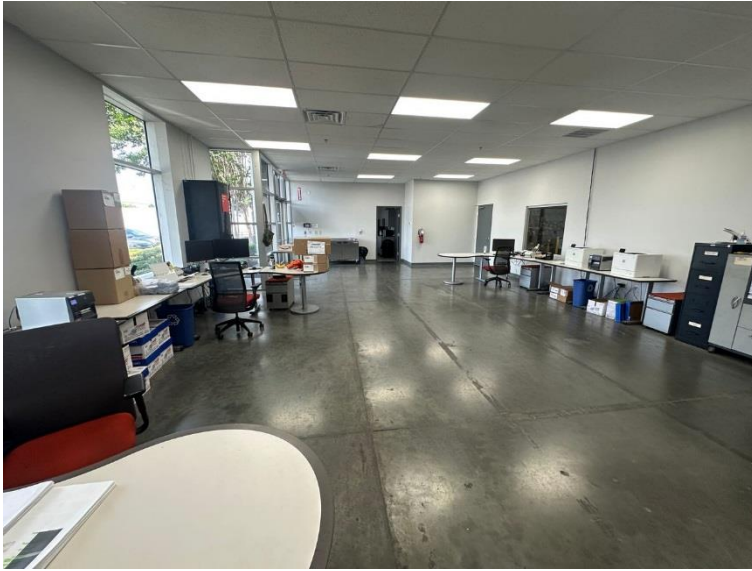
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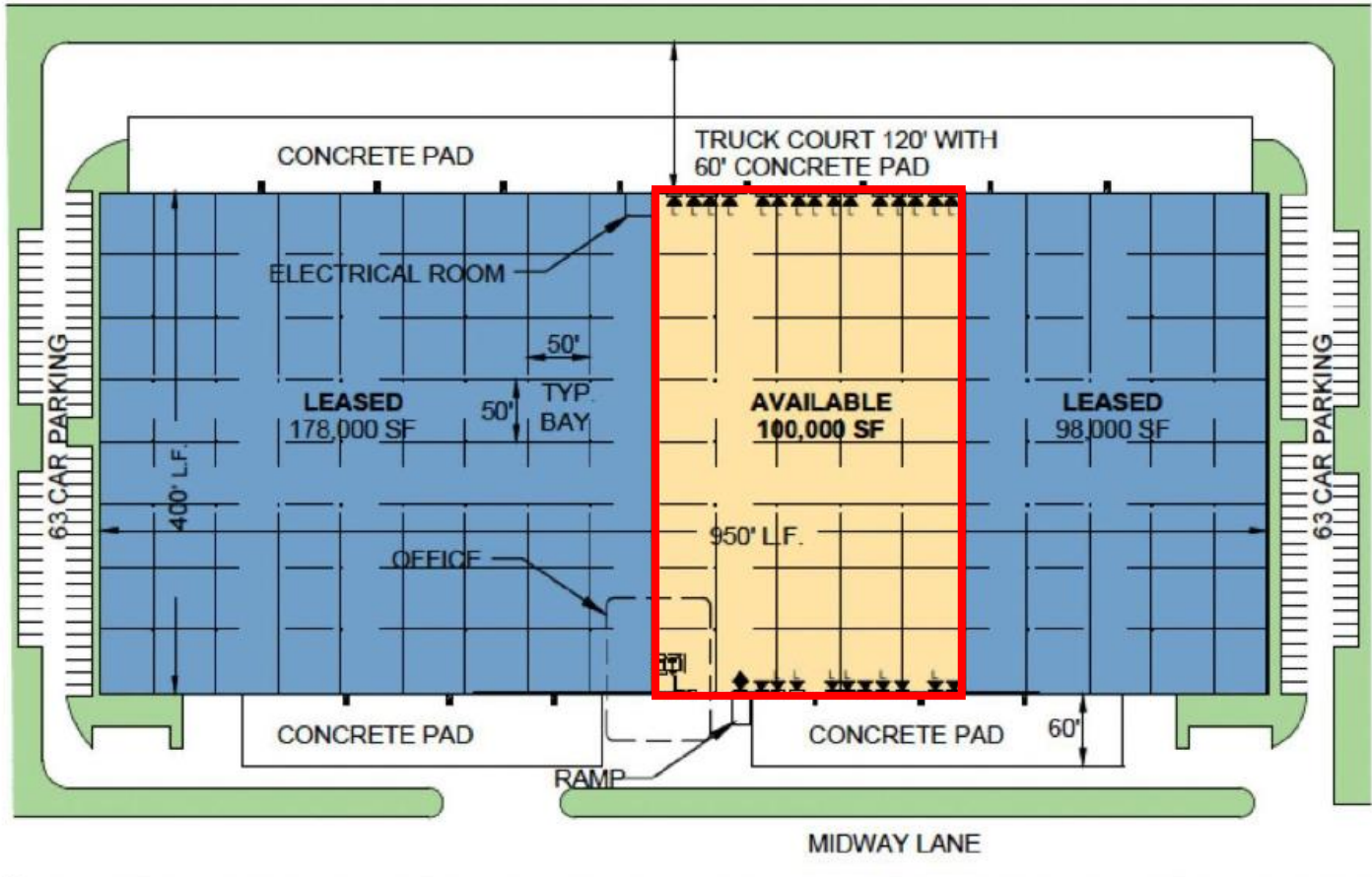
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FLOOR PLAN



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