

INDUSTRIAL FOR LEASE

3710 JOHN LUNN RD, BUILDING 4

3710 JOHN LUNN ROAD, SPRING HILL, TN 37174



9,375 SQ FT FOR LEASE

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

Broker

O: (615) 302-5152

C: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

3710 JOHN LUNN ROAD



JENNY ADCOX

BROKER
O: (615) 302-5152
C: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN

Property Summary	3
Property Description	4
Property Photos	5
Regional Map	11
Location Maps	12
Aerial Map	13
Demographics	14
Disclaimer	15
Professional Bio	16

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PROPERTY SUMMARY

3710 JOHN LUNN ROAD, BUILDING 4



Property Summary

Building SF:	9,375
Lease Rate:	\$12/sq ft plus CAM \$1.77/sq ft
Year Built:	2007
Zoning:	I-1 Light Industrial
Ceiling Height:	20 ft eaves (24 ft at the center)
Roll-Up Doors:	5

Property Overview

Versatile layout
High ceilings providing ample vertical space for storage and operations
Convenient roll-up doors facilitating efficient logistics
Located in the well-established Port Royal Business Park
Easy access to Saturn Parkway and I-65 for transportation connections

Location Overview

Situated in the bustling Spring Hill area, this property is surrounded by a mix of residential and commercial growth, making it ideal for businesses seeking visibility and accessibility. Close to Saturn Parkway and I-65, the location offers quick connections to major transportation routes and nearby cities. Spring Hill's rapidly growing population and business community make it an attractive destination for a variety of industries.

PROPERTY DESCRIPTION

3710 JOHN LUNN ROAD, BUILDING 4



3710 John Lunn Road, Building 4

This industrial building offers a spacious setup in a highly sought-after Spring Hill location. The property is designed with roll-up ground level doors at the rear, paved lot and sidewalks leading to each front entrance, ensuring convenience and functionality for various business needs. Building 4 offers ceiling center is 24' ceiling center height, 20' eaves, and 5 ground level roll up doors. The complex features excellent outdoor lighting, clearly marked parking spaces, and is meticulously maintained, reflecting a professional and inviting environment for tenants and customers alike. Lease rate is \$12.00/sq ft plus \$1.77/sq ft CAM

Property Highlights:

- Roll-Up Doors: 5 at ground level for easy access
- Parking: Paved, with clearly marked spaces
- Sidewalks: Lead to each front entrance for easy navigation
- Outdoor Lighting: Ensures safety and visibility
- Construction: Rigid frame, slab-on-grade foundation
- Utilities: Public water, sewer, and electricity

This well-maintained commercial complex is perfect for businesses looking to establish themselves in the dynamic and growing Spring Hill market. Don't miss this opportunity to operate in a highly desirable location with outstanding features!

PROPERTY PHOTOS

3710 JOHN LUNN ROAD, BUILDING 4



PROPERTY PHOTOS

3710 JOHN LUNN ROAD, BUILDING 4



PROPERTY PHOTOS

3710 JOHN LUNN ROAD, BUILDING 4



PROPERTY PHOTOS

3710 JOHN LUNN ROAD, BUILDING 4



PROPERTY PHOTOS

3710 JOHN LUNN ROAD, BUILDING 4



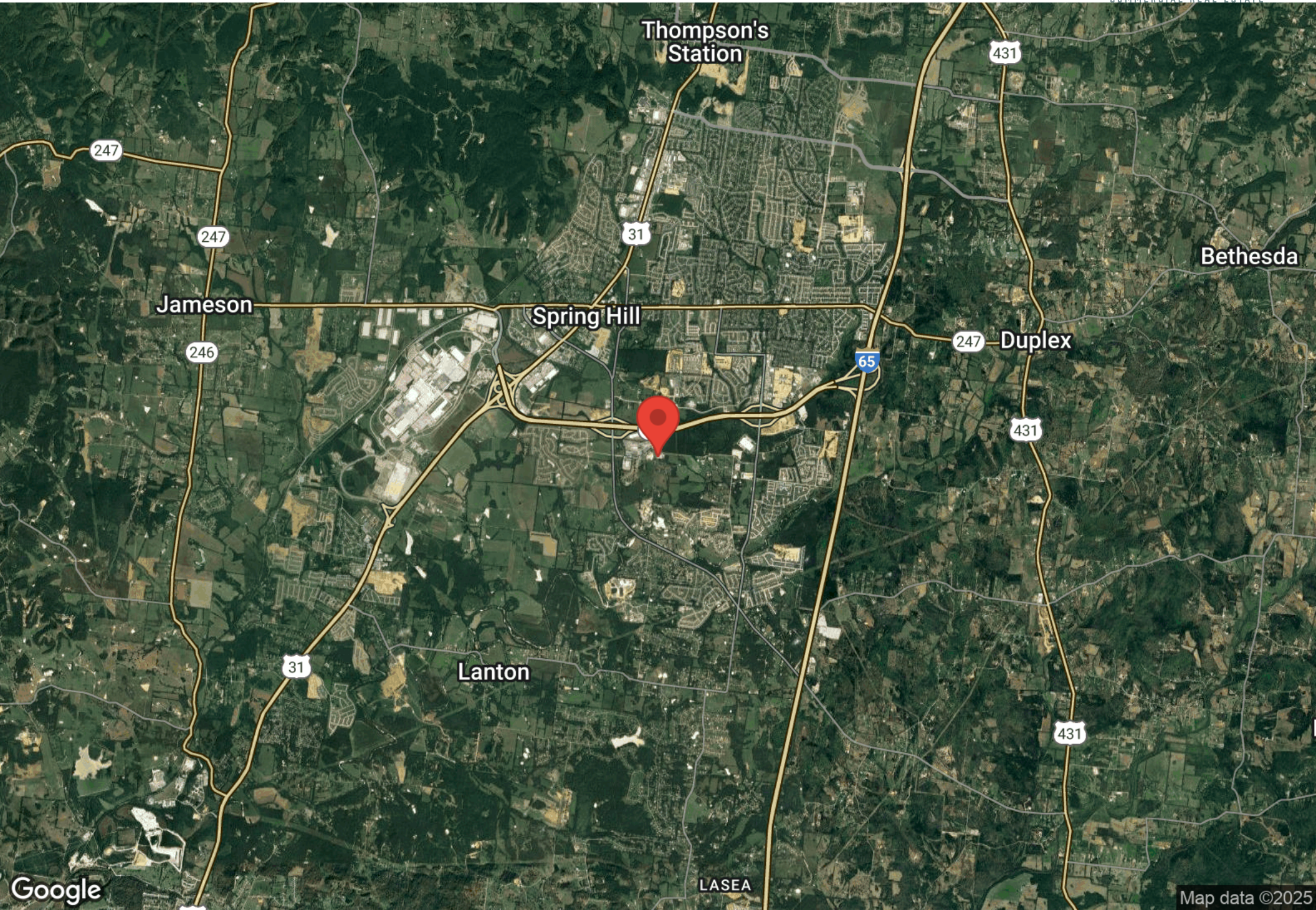
PROPERTY PHOTOS

3710 JOHN LUNN ROAD, BUILDING 4



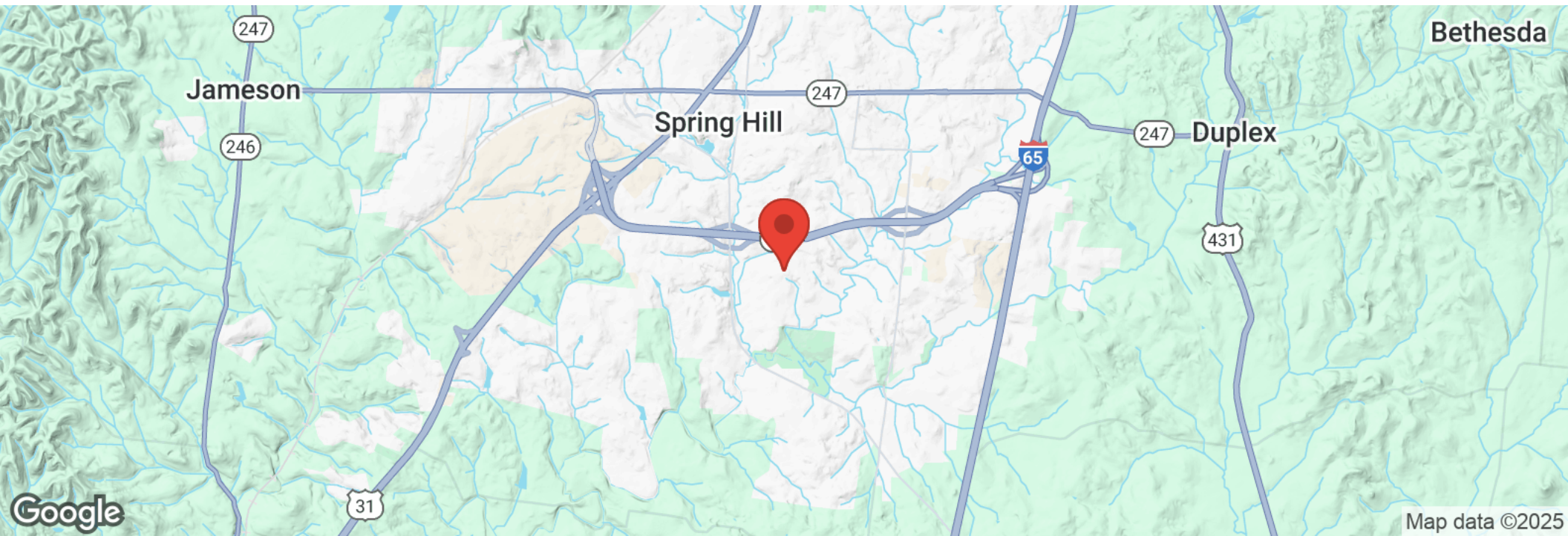
REGIONAL MAP

3710 JOHN LUNN ROAD, BUILDING 4



LOCATION MAPS

3710 JOHN LUNN ROAD, BUILDING 4



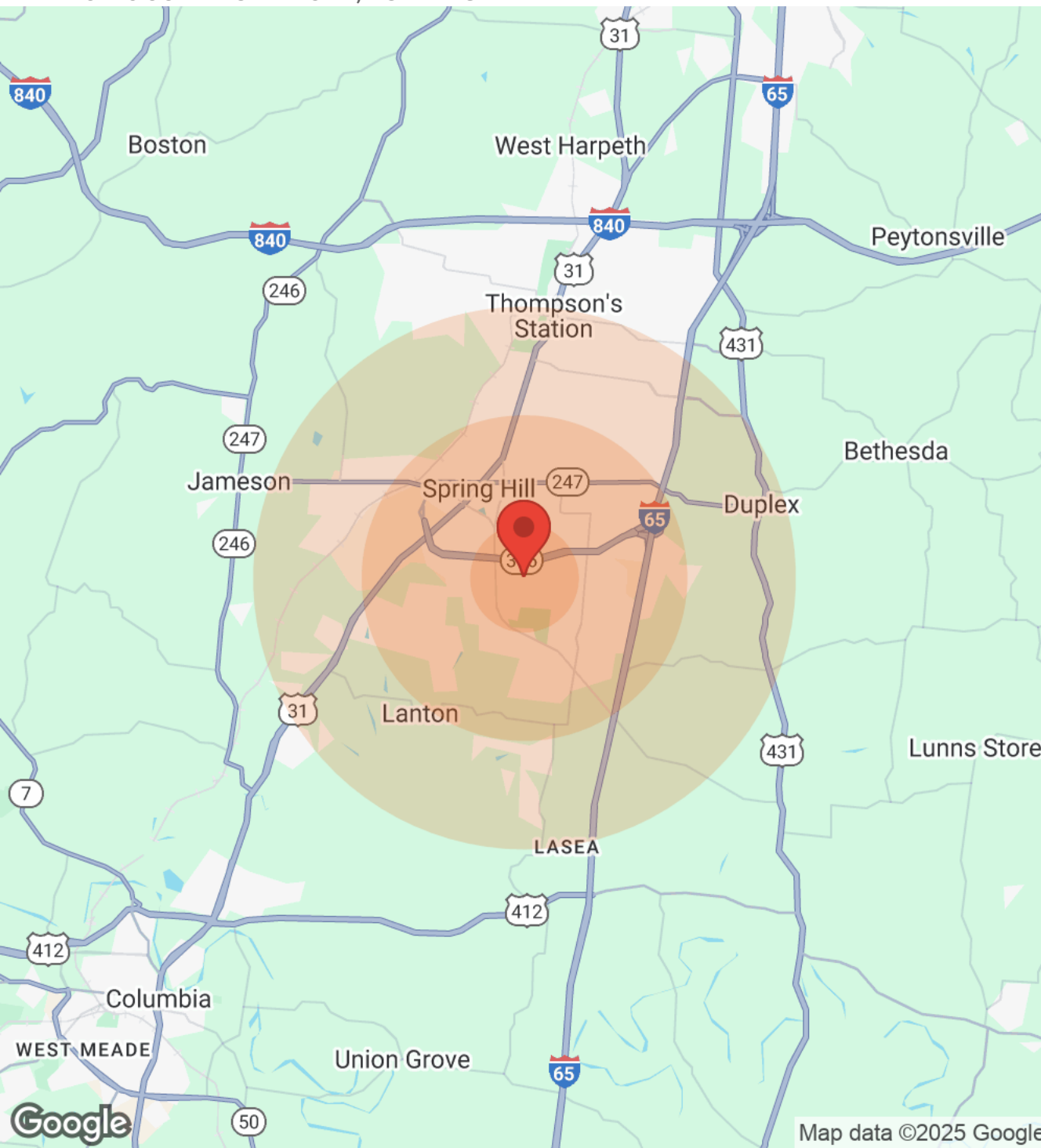
AERIAL MAP

3710 JOHN LUNN ROAD, BUILDING 4



DEMOGRAPHICS

3710 JOHN LUNN ROAD, BUILDING 4



Population	1 Mile	3 Miles	5 Miles
Male	N/A	11,539	19,584
Female	N/A	12,520	20,552
Total Population	N/A	24,059	40,136

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,039	9,917
Ages 15-24	N/A	3,797	6,408
Ages 25-54	N/A	9,437	15,501
Ages 55-64	N/A	2,475	4,194
Ages 65+	N/A	2,311	4,116

Race	1 Mile	3 Miles	5 Miles
White	N/A	22,159	37,301
Black	N/A	965	1,464
Am In/AK Nat	N/A	21	21
Hawaiian	N/A	2	2
Hispanic	N/A	1,055	1,824
Multi-Racial	N/A	1,376	2,070

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$52,880	\$70,783
< \$15,000	N/A	291	360
\$15,000-\$24,999	N/A	576	794
\$25,000-\$34,999	N/A	879	1,163
\$35,000-\$49,999	N/A	1,237	2,109
\$50,000-\$74,999	N/A	2,130	3,105
\$75,000-\$99,999	N/A	1,492	2,635
\$100,000-\$149,999	N/A	1,377	2,697
\$150,000-\$199,999	N/A	270	507
> \$200,000	N/A	247	442

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	8,615	13,749
Occupied	N/A	7,896	12,813
Owner Occupied	N/A	6,165	10,559
Renter Occupied	N/A	1,731	2,254
Vacant	N/A	719	936

DISCLAIMER

3710 JOHN LUNN ROAD, BUILDING 4



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

Broker

O: (615) 302-5152

C: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROFESSIONAL BIO

3710 JOHN LUNN ROAD, BUILDING 4



JENNY ADCOX

Broker

jennyadcox@kwcommercial.com

Direct: (615) 302-5152 | Cell: 931-628-0735

332169, TN

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

KW Commercial Middle Tennessee
5083 Main Street
Spring Hill, TN 37174
(931) 628-0735