

Greenbrier Commercial Flex Center

Built for business. Designed for growth.

Premier Commercial Flex Opportunity | 20,000 SF | 3.12 Acres | Greenbrier, Tennessee

MS RHONDA'S
ANTIQUES & MORE

Ready for What's Next

A commercial property should do more than meet today's needs—it should support tomorrow's growth.

20,000 SF Purpose-Built
Commercial Flex Facility

Excellent Highway Frontage &
Visibility

4,800 SF covered pavilion, dock
loading, and 208Y/120V 3-
phase power.



Why Greenbrier Commercial Flex Center?

- ✓ Purpose-built flex facility
- ✓ Strategic highway visibility
- ✓ Modern 2023 construction
- ✓ 123 paved parking spaces
- ✓ 208Y/120V • 3-Phase • 200 Amp service
- ✓ Approx. 15'–20' clear height
- ✓ Owner-user | Investment | Turnkey acquisition

A property should adapt to your business—not require your business to adapt to the property

Built for Growth

Building
20,000 SF

Land
3.12 Acres

Parking
123 Paved Parking Spots

Ceiling Height
Approx. **15'-20'** Clear Height

Electrical
208Y/120V 3-Phase 200 Amp

HVAC
Four Commercial HVAC Units

Loading Dock

Pavilion
4,800 SF



An aerial photograph of a commercial flex facility. The facility consists of a large, single-story building with a red roof and blue accents, situated on a green lawn. A paved parking lot with several cars is located in front of the building. The entire property is outlined with a white border. The surrounding area includes lush green trees, a road with a few vehicles, and other industrial buildings in the distance.

Designed to Adapt

Designed for Flexibility. Positioned for Growth.

Professional headquarters-quality commercial flex facility suitable for retail, showroom, office, warehouse, distribution, contractor operations, and light industrial uses.





Built for Your Business

One Property. Dozens of Business Models.

Retail Showroom

Contractor HQ

Building Supply

Industrial Service Company

Equipment Dealer

Farm & Ranch Supply

Home Improvement

Wholesale Distribution

Regional Office

Light Manufacturing

Strategic Location

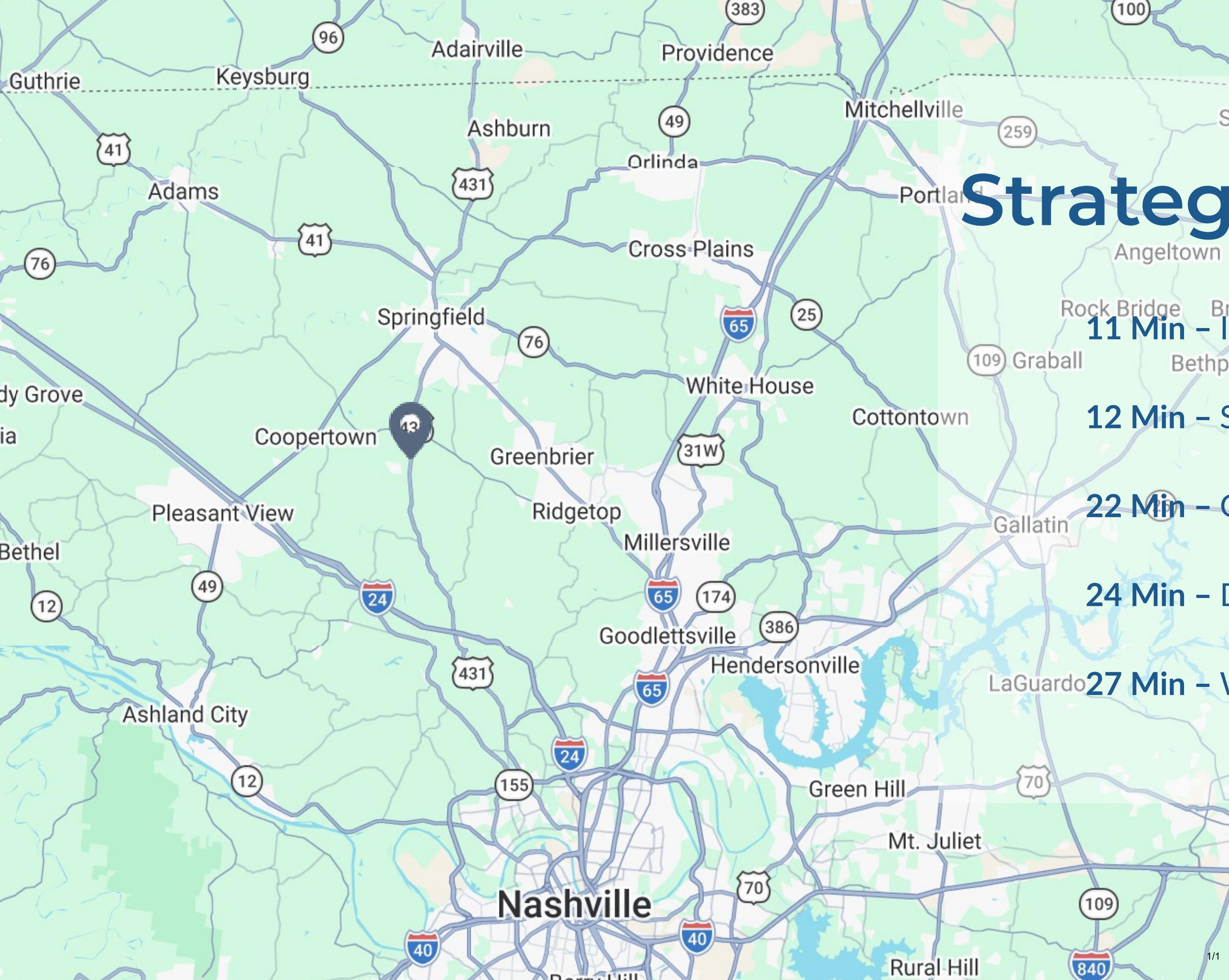
11 Min - I-24

12 Min - Springfield

22 Min - Goodlettsville

24 Min - Downtown Nashville

27 Min - White House



Built to Elevate Your Brand



Professional appearance. Modern construction. Exceptional customer experience.



More Than Just Square Footage

20,000 square feet designed for businesses that need room to grow.

Optional Business Opportunity

An Optional Income-Producing Asset



Optional with Property Purchase



Vendor Booth Rental Business Model



No Inventory Required to Continue Operations



Easily Converted to Continue Operations



Business Not Required for Real Estate Purchase

Schedule Your Private Tour

Discover the potential of Greenbrier Commercial Flex Center.

Listing Agent

Chad Sparks

615-600-9200

chadsparks183@gmail.com

Benchmark Realty, LLC

Private tours available by appointment. Contact the listing agent for additional information, financial details, or to schedule a showing.