

FOR LEASE
OR SALE

8,750 SF

4.2 ACRES

International Dr | Lawrenceburg, TN



BILL BUCKLEY, CCIM
VICE PRESIDENT
DIR. 615.850.2705
BILL.BUCKLEY@COLLIERS.COM

JERRY MIELE, SIOR, MBA
PRINCIPAL & EXECUTIVE V.P.
DIR. 615.850.2735
JERRY.MIELE@COLLIERS.COM





Property Highlights



8,750 SF Total

7,550 SF main building (240 SF office + mezzanine)
1,200 SF ancillary building (30' x 40')



4.2 Total Acres

Parcel: 090 019.08 (2.37 AC)
Parcel: 090 019.31 (1.92 AC)



Clear Heights

Main Building: 16' - 20'
Ancillary Building: 20'



Loading

Loading platform for two trucks (14' x 16')
14' x 10' roll-up door
Ancillary building includes 1 roll-up door (14' x 16')



Available Power

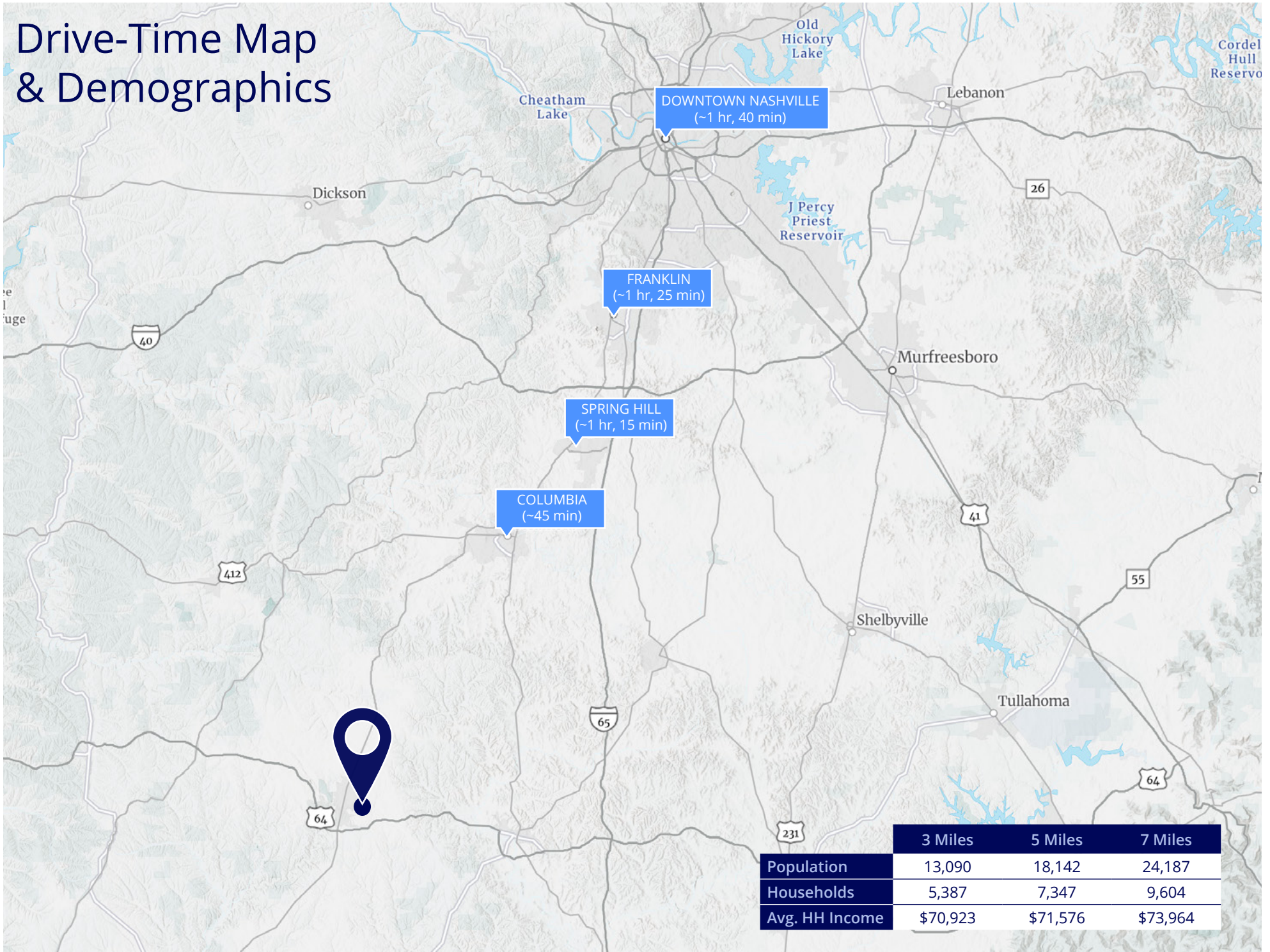
Main Building: 3-phase, 120/208 V, 150 KW as well as a single-phase 3 wire 120/240 V, 75 KW panel
Ancillary Building: 3-phase, 120/208 V, 150 KW



Lease Rate: \$10.00/SF NNN (+\$0.88/SF OPEX)

Sale Price: \$875,000 (\$100/SF)

Drive-Time Map & Demographics



FOR LEASE OR SALE

International Dr | Lawrenceburg, TN

CONTACT Us.

BILL BUCKLEY, CCIM

VICE PRESIDENT

DIR. 615.850.2705

BILL.BUCKLEY@COLLIERS.COM

JERRY MIELE, SIOR, MBA

PRINCIPAL & EXECUTIVE V.P.

DIR. 615.850.2735

JERRY.MIELE@COLLIERS.COM



COLLIERS NASHVILLE

615 3RD AVENUE SOUTH, SUITE 500

NASHVILLE, TN 37210

MAIN: 615.850.2700 | [COLLIERS.COM](https://www.colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Nashville, LLC

