

2009 JOHNSON INDUSTRIAL BLVD

NOLENSVILLE, TENNESSEE 37135

Commercial-Industrial/Warehouse



CORE
REAL ESTATE

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PROPERTY SUMMARY

HARD TO FIND: Light Industrial Building

- Three Phase Power, 400-amp service, 240 volts, 3ph
- 65 Foot, 5-ton Overhead Crane
- Truck Dock and Door
- Rear Roll-up Door and Side Entry Roll-up Door for accessibility
- 18-ft to 22-ft Apex clear span height

Currently being leased as a machine shop with an expiring lease. Building can be utilized for many owner occupied or leased uses under the Nolensville CD-01 zoning ordinance. The large site are of 1.11 acres supports front and rear parking or product staging.

Current tenant would like to remain but new lease would need to be negotiated with new owner. The owner would consider owner financing

ADDRESS:	2009 JOHNSON INDUSTRIAL BLVD NOLENSVILLE, TN
PARCEL ID:	056L D 020.00 000
PROPERTY TYPE:	COMMERCIAL INDUSTRIAL BUILDING
SITE AREA:	1.11 ACRES
SQUARE FOOTAGE:	15,560
ZONING:	CD-01



POTENTIAL FOR TWO TENANTS / USERS

Suite A: 9,940 SF

- 220v ; 3ph ; 1200A
- Gas, Electric, Air Hookups
- Loading Dock on Patio
- 3 Bathrooms, Offices, Kitchen / Break Room

Suite B: 5,620 SF

- 440v ; 240v ; 3ph ; 400A
- Gas, Electric, Air Hookups
- 65-ft 3-ton Crane
- 3 Roll-up Doors
- 1 Loading Dock
- Ramp / Patio
- 1 Bathroom, Office, Kitchen / Break Room (Added 2022)

Additional Information:

- Back Addition Added (2006)
- Updated Offices and Windows (2013)
- Fire Sprinkler throughout (2006)
- Insurance \$6600
- Taxes \$5600



SITE OVERVIEW





LOCATION OVERVIEW

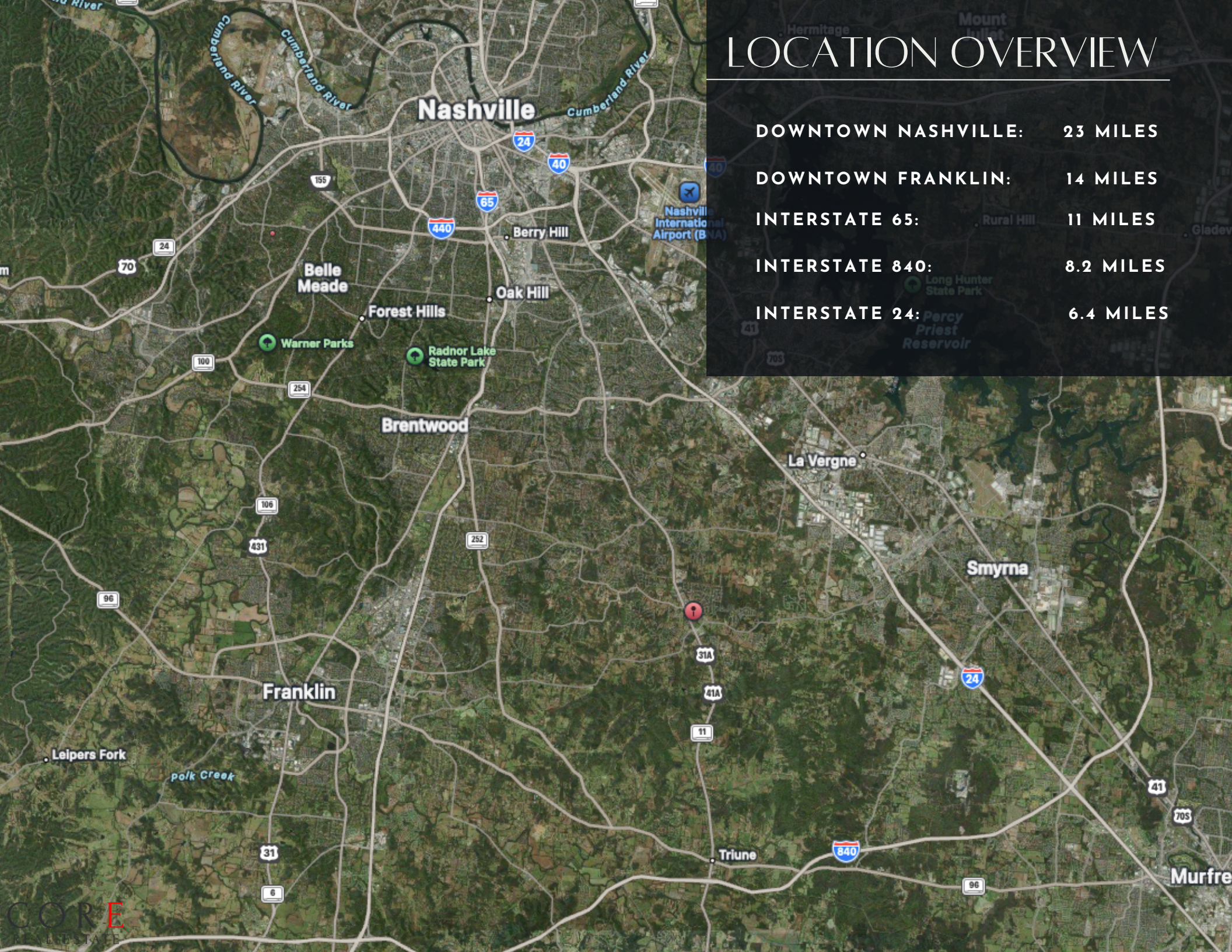
DOWNTOWN NASHVILLE: 23 MILES

DOWNTOWN FRANKLIN: 14 MILES

INTERSTATE 65: 11 MILES

INTERSTATE 840: 8.2 MILES

INTERSTATE 24: 6.4 MILES



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