



1512 NASHVILLE HWY & 0 E BURT DR

COLUMBIA, TN 38401

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to offer for sale a unique climate controlled ±44,350 SF facility in Columbia, Tennessee. Located with direct access to Nashville Highway and ±3.0 miles away from Downtown Columbia, the location is well suited to service both the immediate Columbia area and the surrounding region. The building is located on a ±4.59-acre parcel, equipped with three (3) loading docks, three (3) drive-in doors, and a sprinkler system.



PROPERTY HIGHLIGHTS

- **IRREPLACEABLE LOCATION** – This asset is positioned strategically in Maury County directly off Nashville Hwy, a heavily trafficked highway that provides direct access to downtown Columbia, and is less than 1 hour from Nashville.
- **OWNER-USER OR INVESTMENT OPPORTUNITY** – Given there is currently a limited supply of similar inventory of this size in the immediate area, this opportunity will meet the needs of countless different users.
- **GROWING ECONOMY** – Maury County has seen a population growth of 33.2% since 2010 and is a top 10 fastest growing county in Tennessee (usafacts.org). In the past year, 1,760 jobs have been announced in Maury County alone.

PROPERTY OVERVIEW



\$4,950,000
LIST PRICE

Address	1512 Nashville Hwy & 0 E Burt Dr
City	Columbia
State	TN
Zip	38401
Total Building Area	±44,350 SF
Warehouse	±39,346 SF
Office	±4,914 SF
Land Area	±4.59 AC
Coverage	22.18%
Dock Doors	3
Drive-In Doors	3
Sprinkler System	Yes
Climate Controlled	Yes
Clear Height	±13'6" – 20'
Zoning	CD-4C





APPROXIMATE PARCEL OUTLINE

NASHVILLE

±43.1 MILES

**SUBJECT
PROPERTY**

	NASHVILLE HWY.....	±0.1 MILES
	NEW HWY 7.....	±1.1 MILES
	INTERSTATE 65.....	±11 MILES
	INTERSTATE 840.....	±19 MILES
	US 231.....	±48 MILES
	INTERSTATE 24.....	±41 MILES



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1512 Nashville Hwy, Columbia, TN 38401** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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