

715 Beechcroft Rd

Spring Hill, TN 37174

For Lease



±117,180 SF
Available Space

EXCLUSIVELY LISTED BY

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Broker of Record

Broker Lic. No.: 356505 (TN)

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MATTHEWS™

HIGHLIGHTS

Executive Summary

We are pleased to present the opportunity to lease $\pm 117,180$ SF at 715 Suite B Beechcroft Rd in Spring Hill. The property offers a highly functional industrial layout featuring $\pm 110,200$ SF of warehouse space and $\pm 6,980$ SF of office space, ideal for manufacturing, distribution, and logistics users seeking efficient operations in the rapidly growing Middle Tennessee market. The facility is equipped with 28' clear heights, multiple loading positions, and efficient column spacing, providing tenants with the infrastructure needed to support a wide range of industrial uses.

Property Highlights

- **Functional Industrial Facility** – $\pm 117,180$ SF total building area including $\pm 110,200$ SF warehouse/manufacturing area and $\pm 6,980$ SF office space
- **Climate Controlled**
- **Efficient Loading Configuration** – Equipped with 8 dock-high doors including (7) 9' x 10' and (1) 9' x 12' positions, plus 1 drive-in door measuring 12' x 14'
- **Multiple Use Possibilities** – 28' clear heights supporting a wide range of distribution and manufacturing operations
- **Efficient Column Spacing** – 50' x 50' column spacing allowing flexible racking, storage, and operational layouts
- **Strategic Spring Hill Location** – Positioned in the rapidly growing South Nashville industrial corridor with access to major Middle Tennessee markets through Tennessee transportation networks





Subject Property

Beechcroft Rd



Villages at Spring Hill
±175 Units



The Crossings Of Spring Hill

TARGET maurices HIBBETT SPORTS

tropical CAFE Olive Garden

Logan's ROADHOUSE Panera BREAD

Red Chili's PANDA EXPRESS CHINESE KITCHEN

Cracker Barrel MOE's

31

396

±33,000 VPD

±24,300 VPD



715 Beechcroft Rd Spring Hill, TN 37174

Property Summary

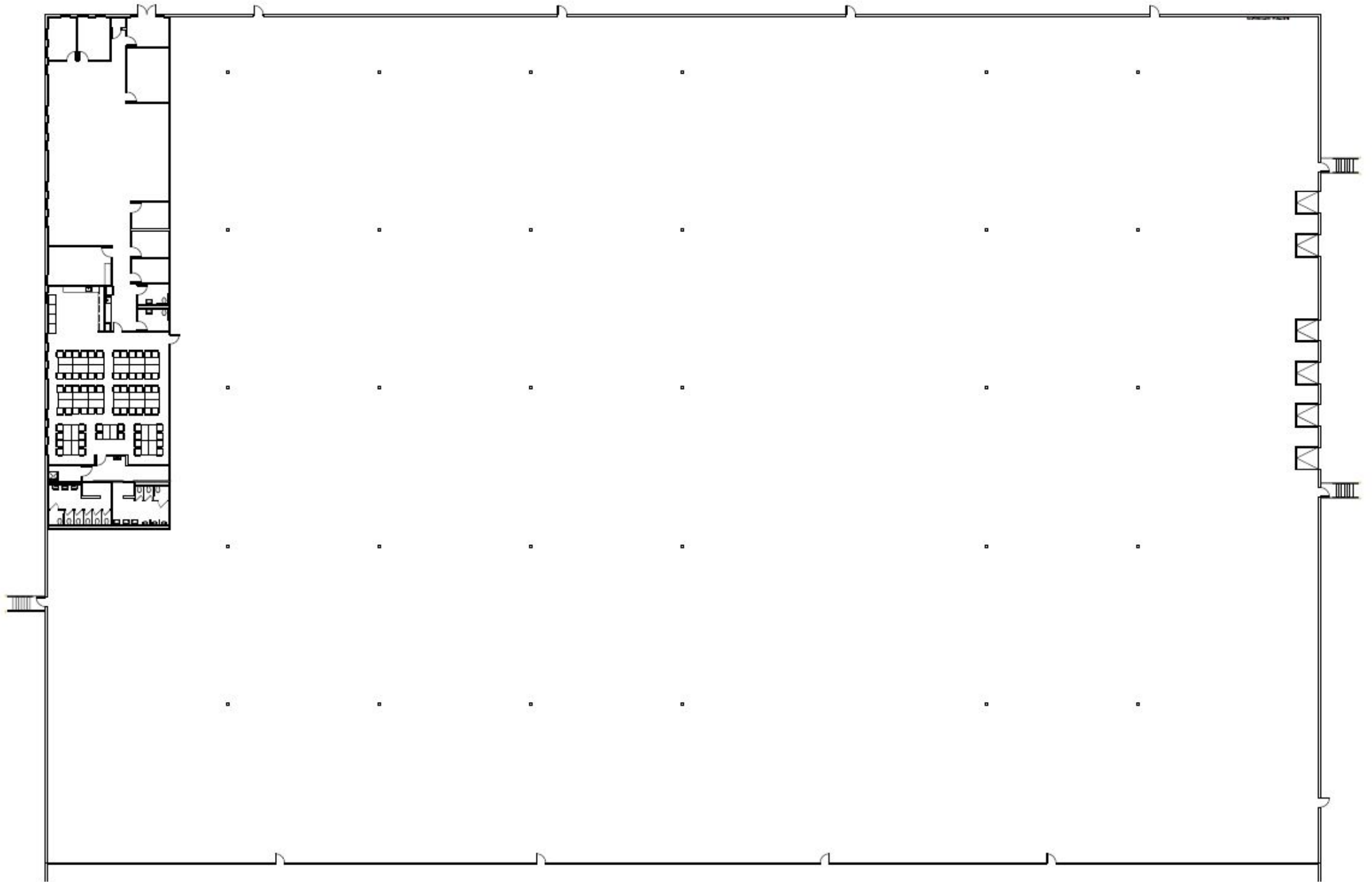
Address	715 Beechcroft Rd Spring Hill, TN 37174
Available Space	±117,180 SF
Warehouse/Manufacturing	±110,200 SF
Office	±6,980 SF
Docks	8 (7x 9' x 10') (1x 9' x 12')
Drive-Ins	1 (12' x 14')
Clear Heights	±28'



PROPERTY PHOTOS



Floor Plan



Spring Hill, TN

Market Demographics



61,336
Total Population

\$112,013
Median HH Income

29,656
Employed Population

36.1
Median Age

Local Market Overview

Spring Hill has rapidly emerged as one of Middle Tennessee’s premier industrial and logistics corridors, benefiting from its strategic position within the greater Nashville metropolitan area and immediate access to Interstate 65 via Saturn Parkway. Located at 715 Beechcroft Road within the established Spring Hill industrial hub, the property is surrounded by a growing concentration of advanced manufacturing, automotive suppliers, and regional distribution users that continue to expand alongside the area’s population and employment growth. The market’s connectivity to Nashville, Franklin, and the broader Southeast distribution network has fueled sustained industrial demand, while significant infrastructure investments — including roadway expansions and the June Lake interchange improvements — continue to enhance accessibility and support long-term corporate investment in the submarket. Spring Hill’s population growth, rising household incomes, and ongoing commercial development have further strengthened the area’s position as a high-growth logistics and manufacturing destination.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	720	20,603	79,006
Current Year Estimate	561	17,488	69,539
2020 Census	413	13,854	57,384
Growth Current Year-Five-Year	28.26%	17.82%	13.61%
Growth 2020-Current Year	36.00%	26.23%	21.18%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	307	8,127	29,756
Current Year Estimate	241	6,818	25,789
2020 Census	169	4,995	20,166
Growth Current Year-Five-Year	27.37%	19.19%	15.39%
Growth 2020-Current Year	42.40%	36.49%	27.88%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$116,469	\$140,022	\$146,635



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Company Profile

Meet Weston

At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be "The Best Landlord in Town."

The Weston Way

Excellent Long-Term Reputation

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

Entrepreneurial Dealmakers

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

Managed by Owners

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.

Our Services

- Acquisitions
- Development
- Build-to-Suits
- Leasing
- Managing our Properties

Weston's Select Client List



...and hundreds of mid-size and small business entities.

Visit our website at teamweston.com

Find out what our customers are saying about us at westonsuccessstories

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This Leasing Package contains select information pertaining to the business and affairs of **715 Beechcroft Rd Ste B, Spring Hill, TN 37174** (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ 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 of the Property.

This Leasing Package 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 this Leasing Package.