



HAMILTON YOUNG LLC
Brokerage • Management • Development

±12,000 SF

Flex/Industrial Space

2484 Park Plus Drive
COLUMBIA • TENNESSEE • 38401



FOR LEASE

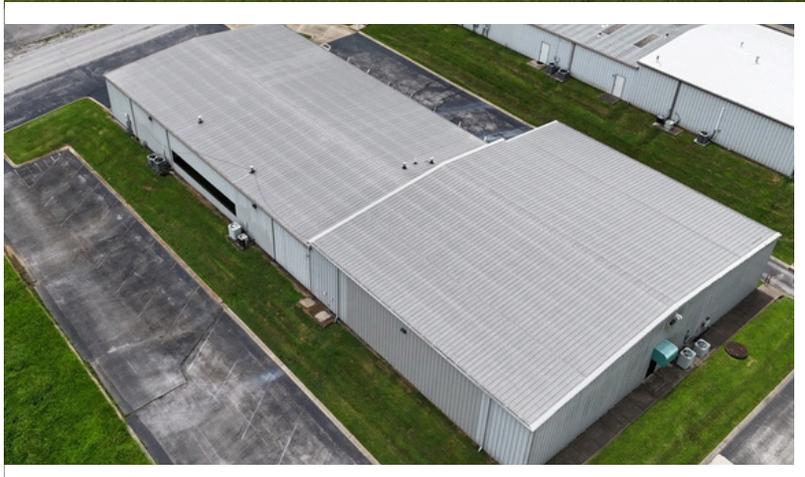
Whole Building Available



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2484 PARK PLUS DRIVE, COLUMBIA, TN





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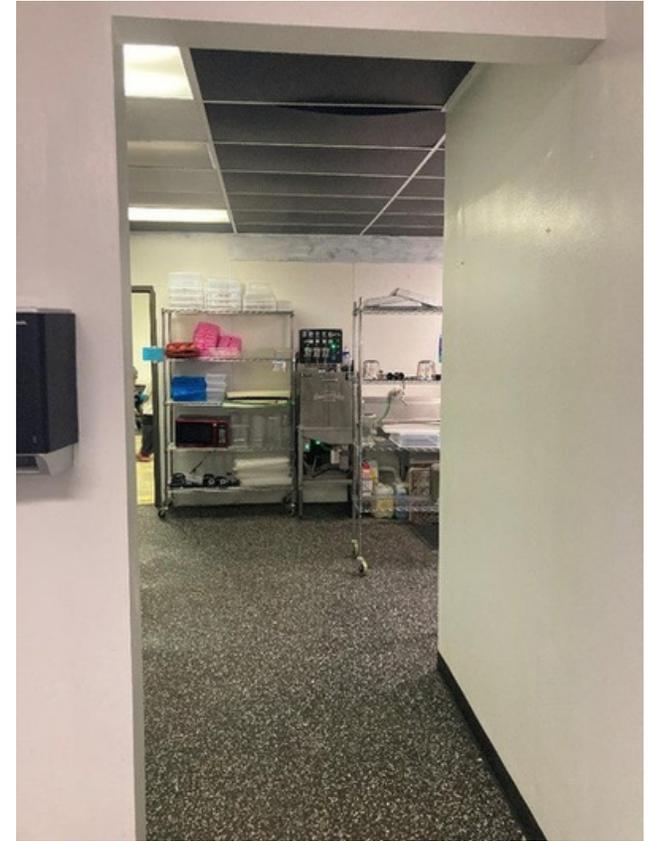




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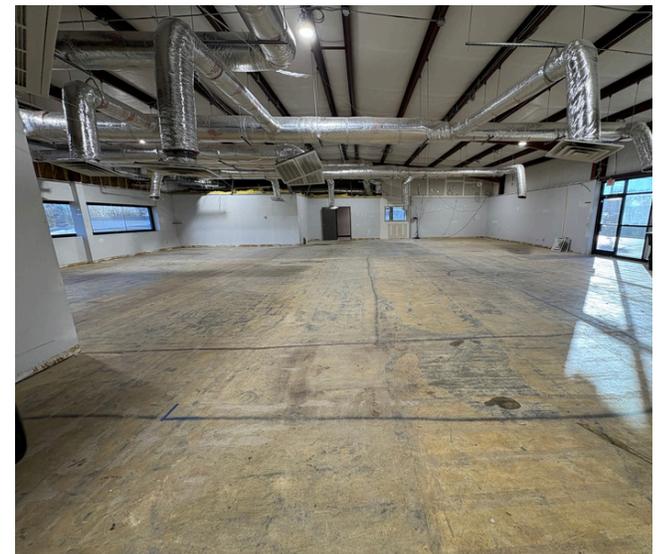
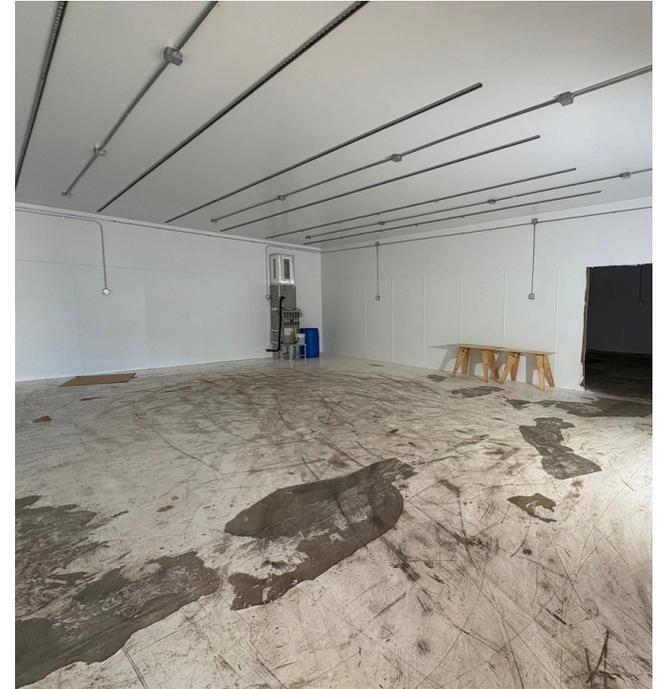




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2484 PARK PLUS DRIVE, COLUMBIA, TN





2484 Park Plus Drive, Columbia, TN 38401

2484 Park Plus Drive is strategically located in Columbia, TN a dynamic and rapidly growing middle TN market. This property located only 4 miles from the interstate, 46 miles south of Nashville, offers 30 parking spaces, 2 Grade Level Drive in Doors, LED lighting and 12'-16' Clear Height.



BUILDING DETAILS

LEASED PREMISES
±12,000 SF

BUILDING TYPE
Flex/Industrial Building / Food Grade Facility

PARKING
30 Spaces

ZONING
Special District; Light Industrial

LIGHTING
LED

DOORS
(2) Grade-Level Drive-in Doors

FLOORS
Finished Concrete

CLEAR HEIGHT
16' Clear; 14' Eave (Back);
14' Clear; 12' Eave (Front)

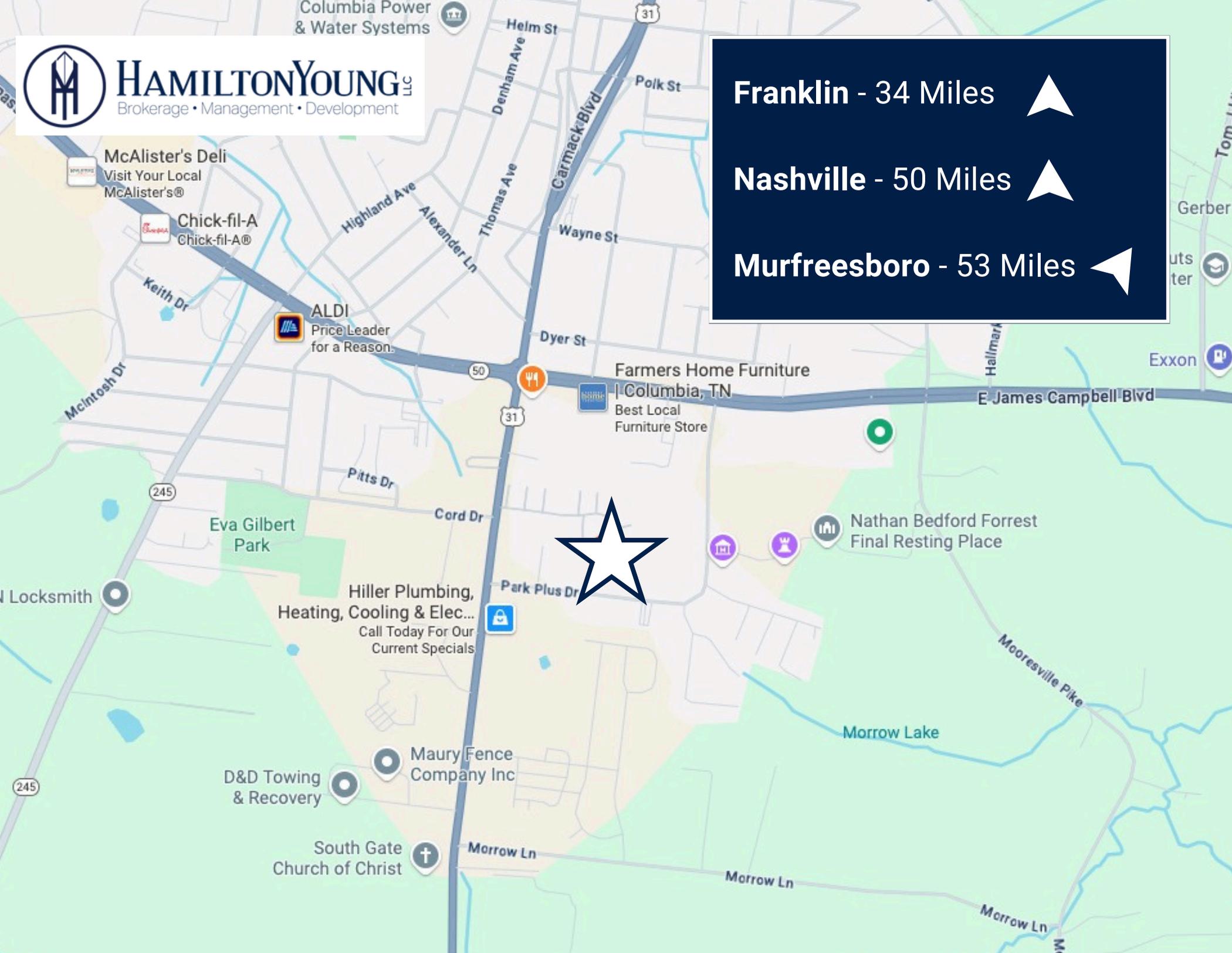
CLIMATE CONTROLLED
Yes

LEASE RATE
**\$8.00/SF NNN and \$1.01/SF
Operating Expense**



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Franklin - 34 Miles ▲
Nashville - 50 Miles ▲
Murfreesboro - 53 Miles ◀





HAMILTON YOUNG^{LLC}
Brokerage • Management • Development



Reid Mangelsdorf

VICE PRESIDENT

C: (615) 712-0974

reid@hamiltonyoung.com



Hamilton Young, LLC

198 E Main St. Ste 101 Franklin, TN 37064

hamiltonyoung.com