

FOR SALE

**±22,800SF TOTAL
INDUSTRIAL
GALLATIN, TN**



POWELL

COMMERCIAL REAL ESTATE



1050 CAIRO RD, GALLATIN, TN

Property Description:

Introducing a new 2026 industrial property on 9.17 acres with expansion potential. Located in Sumner County, this versatile property contains two buildings totaling 22,800 SF, offering exceptional accessibility and functionality. Perfect for your corporate headquarters in an excellent location 1 mile from Music City Executive Airport with quick access to Hwy 25, Hwy 109, and SR 386.

Built in 2026

**Two Buildings Totaling
22,800sf**

Zoned Industrial Restrictive

**Situated on 9.17 Acres With
Room for Expansion**

Warehouse Sprinklered



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Exclusively Listed By:

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1050 CAIRO RD, GALLATIN, TN BUILDING 1



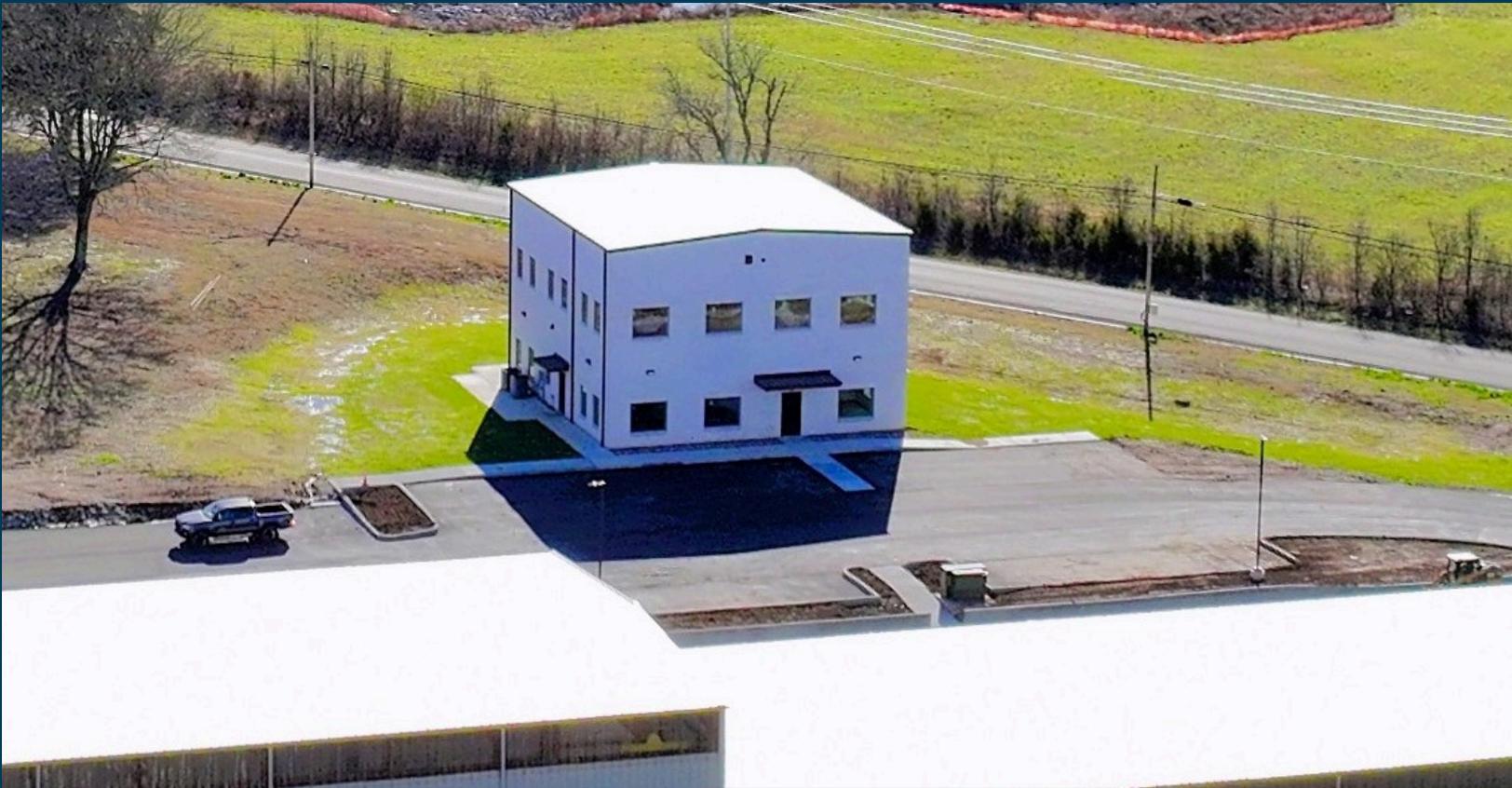
+/- 15,400 sf Warehouse
+/- 2,400 sf Warehouse Office



Building 1

- Warehouse / Office (17,800sf)
- 34' Clear Height
- Heated Warehouse
- Fully Sprinklered Warehouse
- Two (2) 16' x 16' Drive-in Doors
- 3-Phase Power: 800amps/480v
- LED Lighting
- Breakroom

1050 CAIRO RD, GALLATIN, TN BUILDING 2



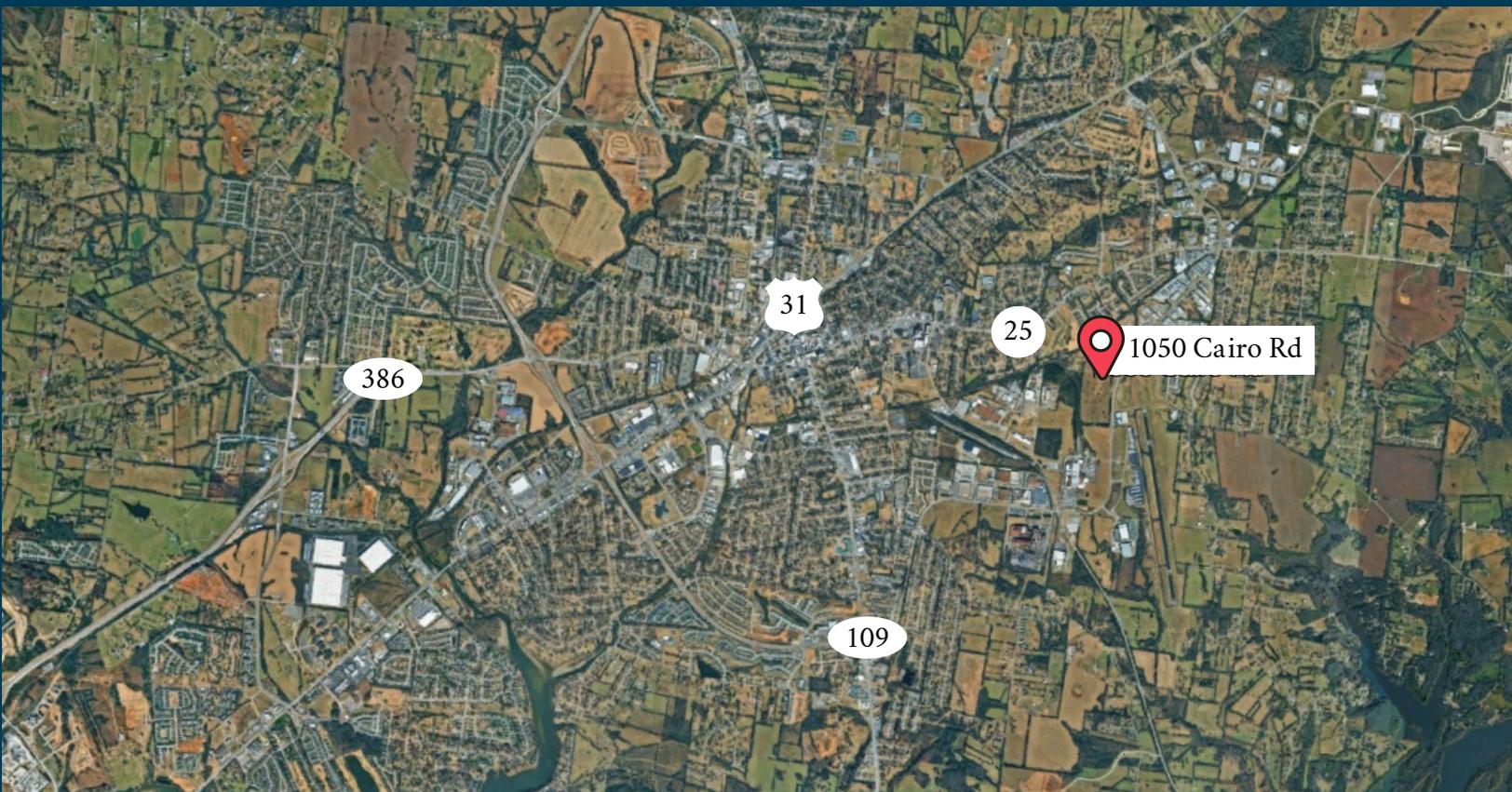
Corporate/Main Office +/- 5,000 sf



Building 2

- Office (5,000sf)
- Ideal for Corporate Headquarters or Executive Offices
- Covered Rear Stair Access
- LED Lighting
- Private Offices

1050 CAIRO RD, GALLATIN, TN LOCATION



AREA INFORMATION

Excellent Access to Nashville and Surrounding Markets:

- 1 Mile to Music City Executive Airport
- 0.33 Miles to Hwy 25
- 3 Miles to Hwy 109
- 4 Miles to SR386/Vietnam Veterans
- Located in Busy Industrial Corridor