



THE CAUBLE GROUP
COMMERCIAL

1409 ROBINSON RD

OLD HICKORY, TN 37138

FREESTANDING BUILDING FOR LEASE



BUILDING FEATURES

- 24,811 sq. ft. of premium flex space
- Single-story, freestanding concrete block building
- Loading dock and two drive-in roll-up doors
- 14' exposed truss ceilings
- Column free layout with oversized passageways
- Three phase power
- Major building upgrades underway

PROPERTY FEATURES

- 120 ft. of frontage in the heart of Old Hickory
- Exclusive parking & delivery areas
- Commercial Services (CS) zoning
- Divisible floor plan



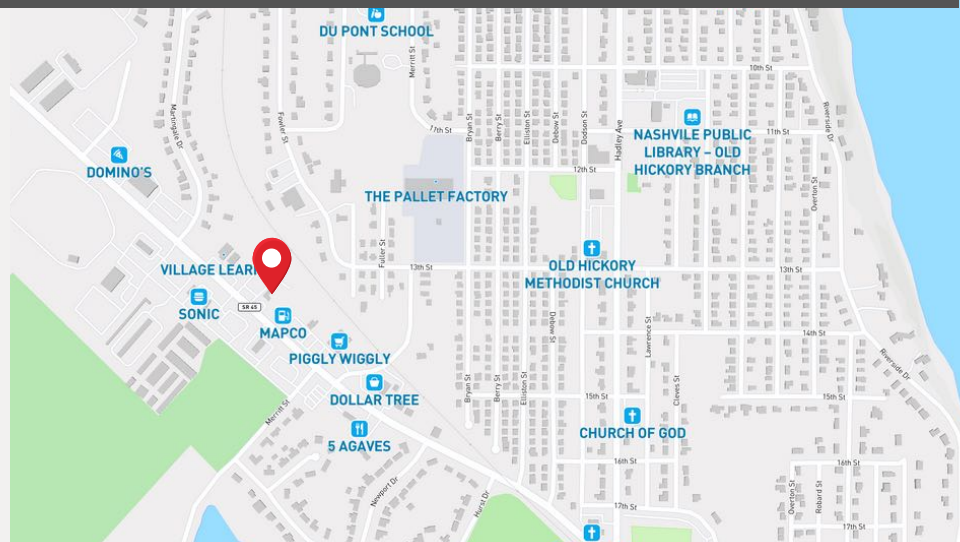
THE CAUBLE GROUP
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Tyler Brock

Anthony Rubino

615.854.7188

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HIGHLIGHTS

- 28,000+ vehicles passing per day
- Key visibility on Old Hickory's main thoroughfare
- Fantastic Signage Opportunity
- Easily Accessible with two points of entry
- 33-45+ parking spaces
- Ideally situated less than 10 minutes to Madison, Hermitage, Interstate 65 & 40, and several major highways
- 1.36 acres with various, exclusive parking & delivery areas



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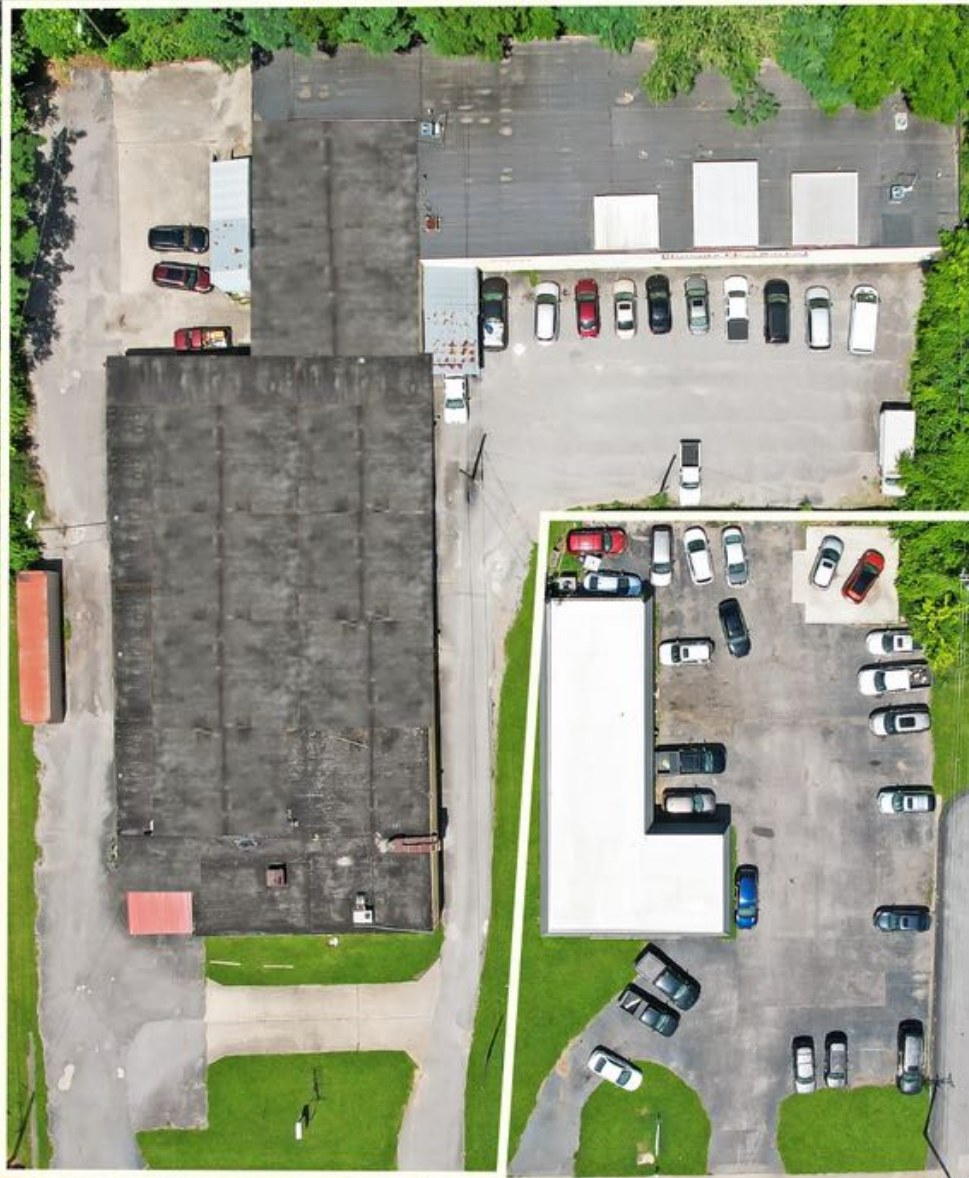
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1409
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ROBINSON ROAD



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LEASING INFORMATION

- Divisible
- Leasing Rate: \$16/SF
- Lease Term: Negotiable
- Lease Type: NNN

CONTACT INFORMATION

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FLOOR PLAN



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