

BUILD TO SUIT | LIGHT INDUSTRIAL

MERCHANT
REAL ESTATE GROUP

2384 APEX LANE

HIXSON, TN 37343

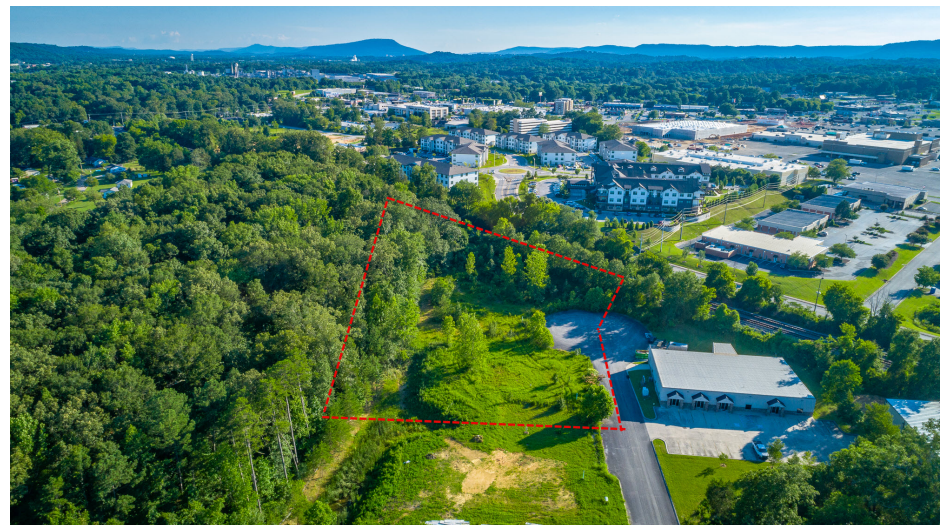
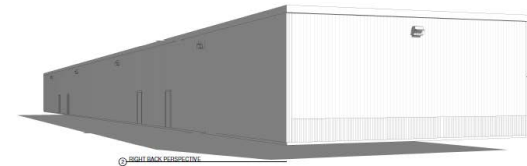
PROPERTY SUMMARY

EXCEPTIONAL BUILD-TO-SUIT OPPORTUNITY ON A 2-ACRE LIGHT INDUSTRIAL SITE IN THE HEART OF HIXSON, TENNESSEE. THIS FUTURE DEVELOPMENT OFFERS A 10,000 +/- SQUARE FOOT FACILITY DESIGNED TO ACCOMMODATE ONE OR TWO TENANTS, WITH FLEXIBLE DIVISIBILITY STARTING AT 5,000 SF. THE LAYOUT PROVIDES EFFICIENT, FUNCTIONAL SPACE TAILORED TO YOUR OPERATIONAL REQUIREMENTS—WHETHER FOR MANUFACTURING, WAREHOUSING, DISTRIBUTION, OR SERVICE-BASED INDUSTRIAL USE.

LOCATED IN A DESIRABLE AREA, THIS PROPERTY OFFERS EXCELLENT VISIBILITY AND ACCESSIBILITY FOR BUSINESSES. IT IS SITUATED IN CLOSE PROXIMITY TO MAJOR TRANSPORTATION ROUTES AND HIGHWAYS (HWY 153 AND HIXSON PIKE), FACILITATING SMOOTH LOGISTICS AND DISTRIBUTION PROCESSES.

PROPOSED CONCEPTUAL

(10,000 SF BUILDING)

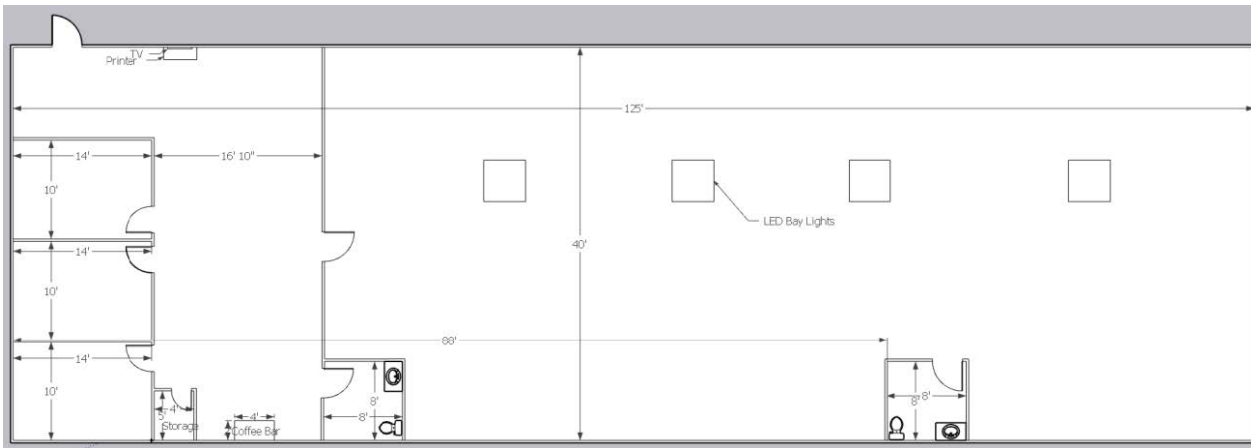


PROPERTY HIGHLIGHTS

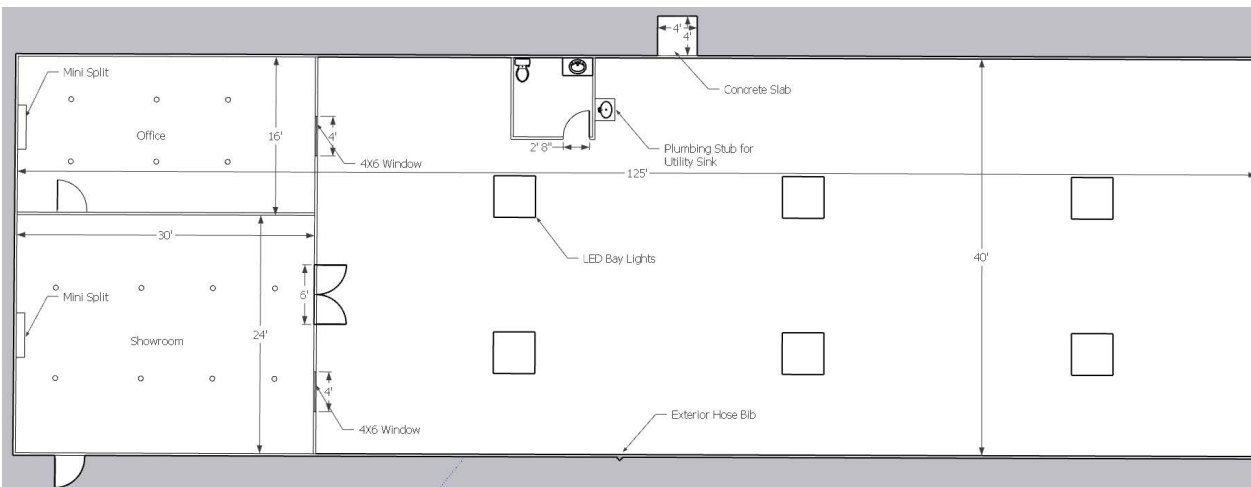
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- **BUILD-TO-SUIT** — CUSTOMIZED TO YOUR SPECIFICATIONS
- **10,000 SF TOTAL** DIVISIBLE BY 5,000 SF (80/20 WH/OFFICE RATIOS)
- **GRADE-LEVEL DRIVE-IN DOORS (12' X 14')**
- **AVAILABLE OUTDOOR STORAGE ON 2-ACRE SITE**
- **LIGHT INDUSTRIAL (I-L) ZONING**

PROPOSED FLOOR PLANS



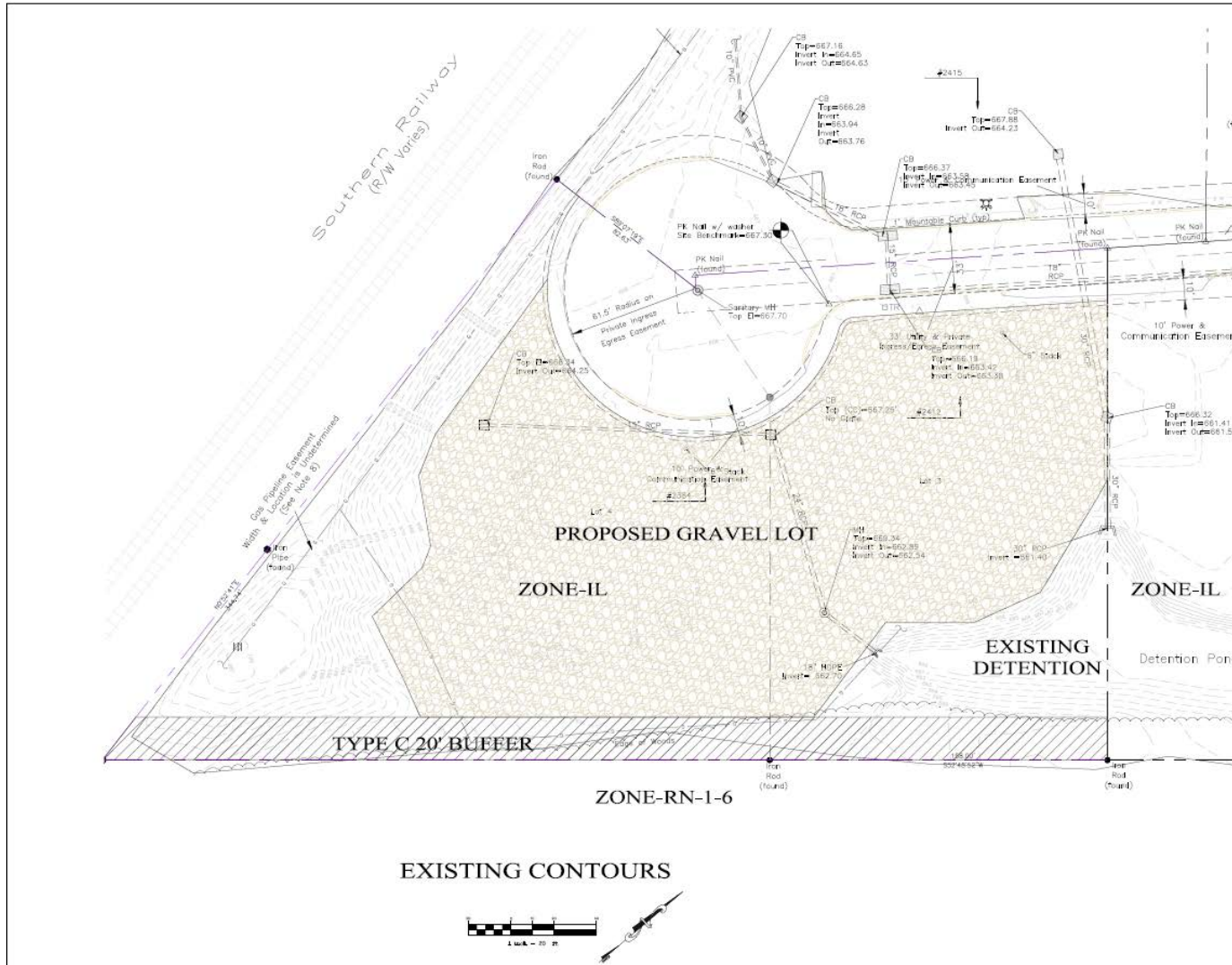
OPTION A



OPTION B

PRELIMINARY SURVEY

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