



## **SUBLEASE until 2030 Suite 104**

277 Mallory Station Rd, Franklin, TN 37067



**Ron Taylor**

Benchmark Realty LLC

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(615) 513-6168



# SUBLEASE until 2030 Suite 104

\$16.50 /SF/YR

SUBLEASE until 2030., 4.5 Years Remaining

11,833 SF in Excellent Condition. Approx 1,500 Office Space up front is heated and cooled. A few Offices, Mostly Open Space, Kitchen Area, 2 Restrooms, 2 Rear Doors, 2 Dock Doors with Rollups. 18' Ceiling Height, Warehouse heated....

- Excellent Location in Highly Desirable Cool Springs, Franklin, TN



Rental Rate:	\$16.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	127,261 SF
Year Built:	1995
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.19 USD/SF/MO
Rental Rate Mo:	\$1.38 /SF/MO

## 1st Floor Ste 104

1

Space Available	11,833 SF
Rental Rate	\$16.50 /SF/YR
Date Available	September 01, 2025
Service Type	Triple Net (NNN)
Space Type	Sublet
Space Use	Flex

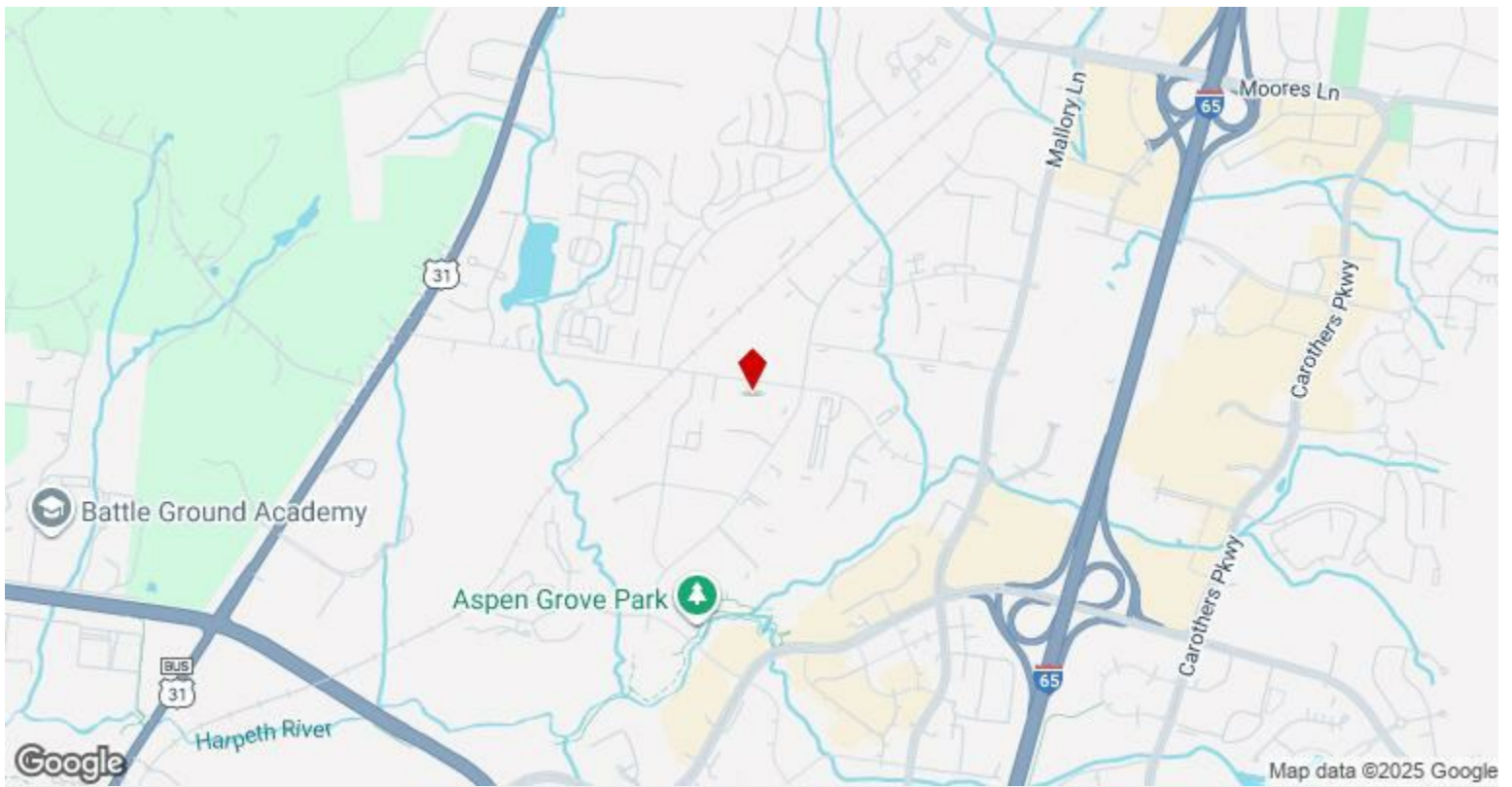
11,833 SF Excellent Flex/Warehouse with some Office. Kitchen Area, 2 Restrooms, 2 Docks with Roll up doors. Superior Location with Signage Availability. Highly Visible from Busy Street in Cool Springs Area of Franklin, TN. Williamson County.

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
AVI-SPL	-	March 2030
Century Mold	-	
Co. X Merchandise	-	
Evolve Sudios	-	
Foundation Title & Escrow	-	November 2021
Global Grab Technologies	-	
Hardwood Bargains	-	October 2025
Pella	-	
SeeMore	-	
World Vision	-	

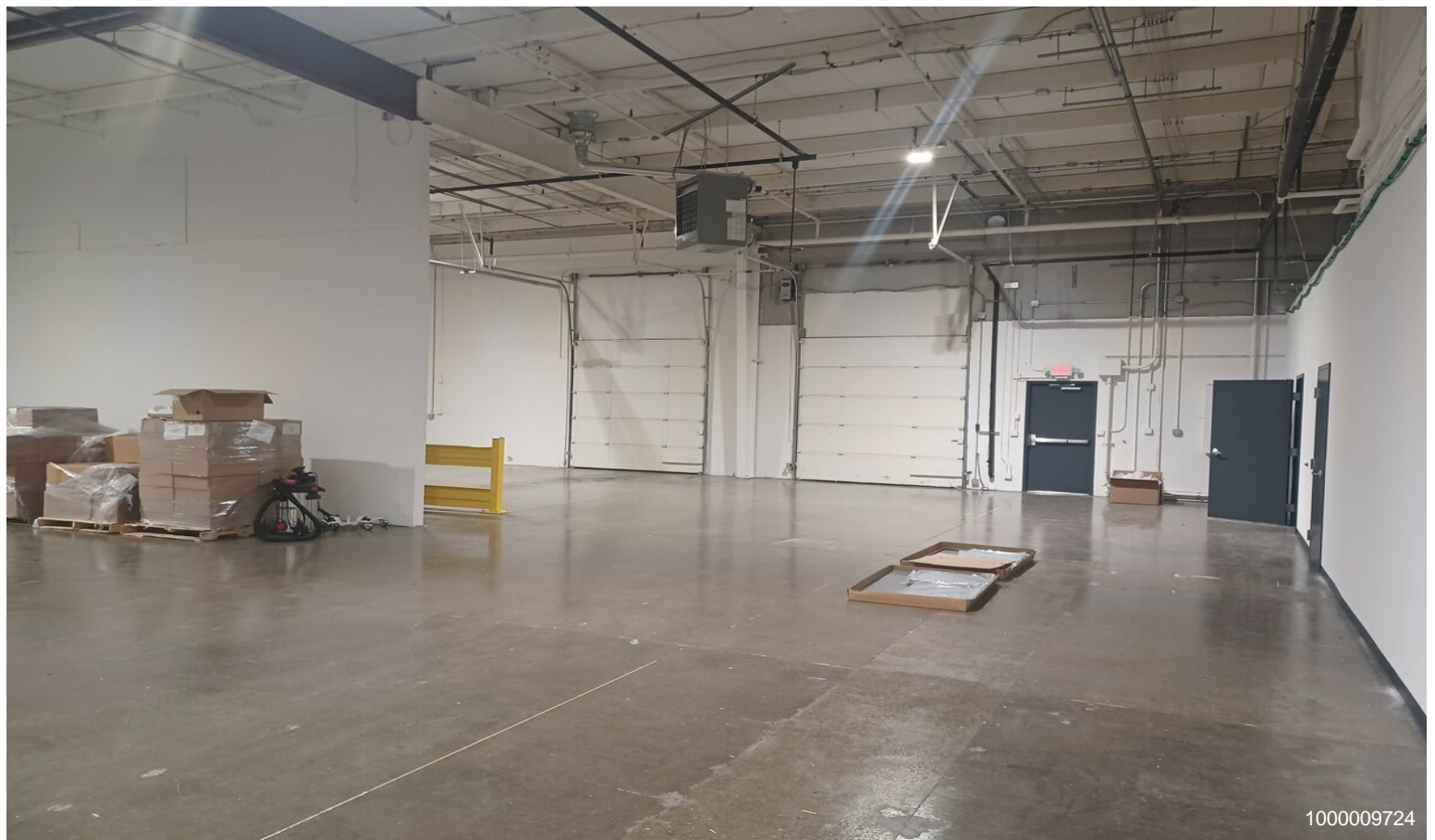


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# Property Photos



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