



**POWELL**  
COMMERCIAL REAL ESTATE

**AERO**  
BUSINESS PARK

**LEASED**



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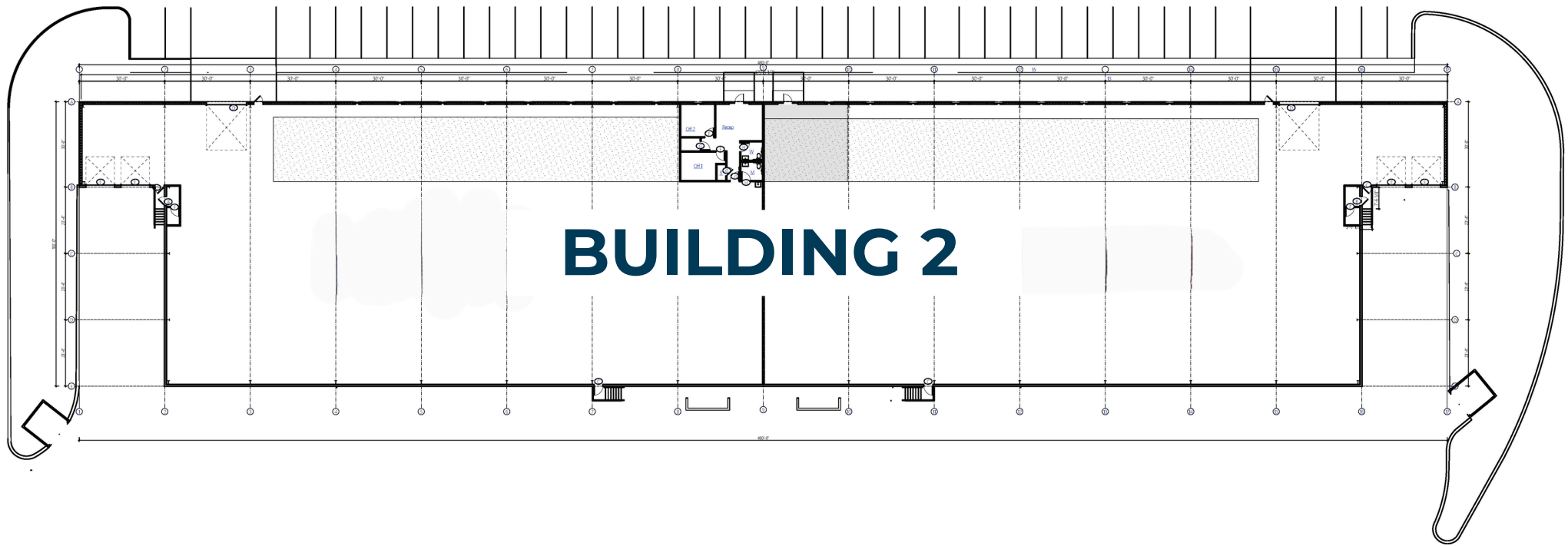
# Master Plan

- Gallatin's Newest Premier Industrial Park
- Overall ~937,000SF of Industrial Space on 90 acres of land
- Site A, Building 1 Available Now
- Site A, Building 2 Available December 2024
- Site A, Building 3 Available Summer 2025







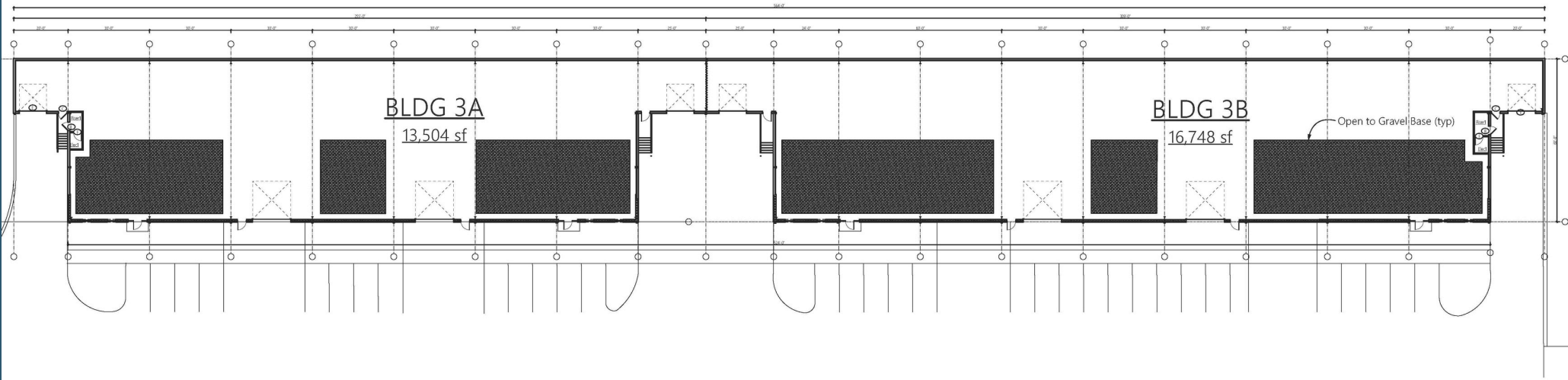


## BUILDING FEATURES



**925 AVIATION PVT LN  
GALLATIN, TN  
BUILDING 2**

- 43,800 SF Available (Divisible by 21,900 SF )
- Building Dimensions 420' x 100'
- Clear Height 24'
- Column Spacing 30' Free Span
- 3-Phase Electric (1600AMPS for Building)
- 4 Dock Doors 10' x 10'
- 2 Drive In Bays 14' x 16'
- Sprinklered
- Auto Parking 34
- Fiber Optic Availability



**940 AVIATION PVT LN  
GALLATIN, TN  
BUILDING 3A**

**910 AVIATION PVT LN  
GALLATIN, TN  
BUILDING 3B**

## BUILDING FEATURES

- Building 3A = 13,504 SF (Divisible by 6,752 SF )
- Building 3B = 16,748 SF (Divisible by 8,374 SF)
- Clear Height 24'
- 3-Phase Electric (800AMPS for Building 3A / 800AMPS for Building 3B)
- 4 Dock Doors 10' x 10'
- 4 Drive In Bays 14' x 16'
- Sprinklered
- Auto Parking: 13 for Building 3A / 19 for Building 3B
- Fiber Optic Availability





# PROPERTY AERIAL MAP



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