

INDUSTRIAL LEASING OPPORTUNITY

100 Spontex Drive

COLUMBIA, TN 38401



JAMIE BRANDENBURG, SIOR

Commercial Real Estate Advisor
jamie@realequitycre.com
M 615.487.2100

THE ———
REAL EQUITY
——— GROUP

COMPASS RE COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616



100 SPONTEX DRIVE | COLUMBIA, TN 38401

I-65 S

SUBMARKET

± 90,720

TOTAL SF

12

ACRES

Q4 2025

TARGETED COMPLETION DATE

32'

CLEAR HEIGHT

COMPASS RE COMMERCIAL



DEMISING OPTIONS	OPTION 1	OPTION 2	OPTION 3	OPTION 4
TOTAL AVAILABLE SQUARE FEET	15,120 - 22,680	30,240	45,360 - 60,480	90,720
LEASING RATE	\$13.95/SF NNN	\$12.95/SF NNN	\$11.95/SF NNN	9.95/SF NNN
ESTIMATED OPEX	\$1.25/SF NNN	\$1.25/SF NNN	\$1.25/SF NNN	\$1.25/SF NNN
SPEC OFFICE	Up to 1,500 SF	Up to 2,000 SF	Up to 2,500 SF	Up to 3,000 SF
DOCK DOORS	Up to 4	Up to 4	Up to 8	16
DRIVE-IN (RAMP)	1	1	3	4

PROPERTY DETAILS			
ADDRESS	100 Spontex Drive, Columbia, TN 38401	DOCK DOORS	16 (9'-0" x 10'-0" w/ vision panel)
SF AVAILABLE	90,720	DRIVE INS	8 (12'-0" x 14'-0" w/ vision panel)
DIVISIBLE TO	30,000 SF	AUTO PARKING SPACES	49
BUILDING DIMENSIONS	140' X 648'	TRAILER PARKING SPACES	15
CONFIGURATION	REAR LOAD	TRUCK COURT DEPTH	130'
CLEAR HEIGHT	32'	FIRE PROTECTION	ESFR

INDUSTRIAL LEASING OPPORTUNITY
100 Spontex Drive
COLUMBIA, TN

THE
REAL EQUITY
GROUP



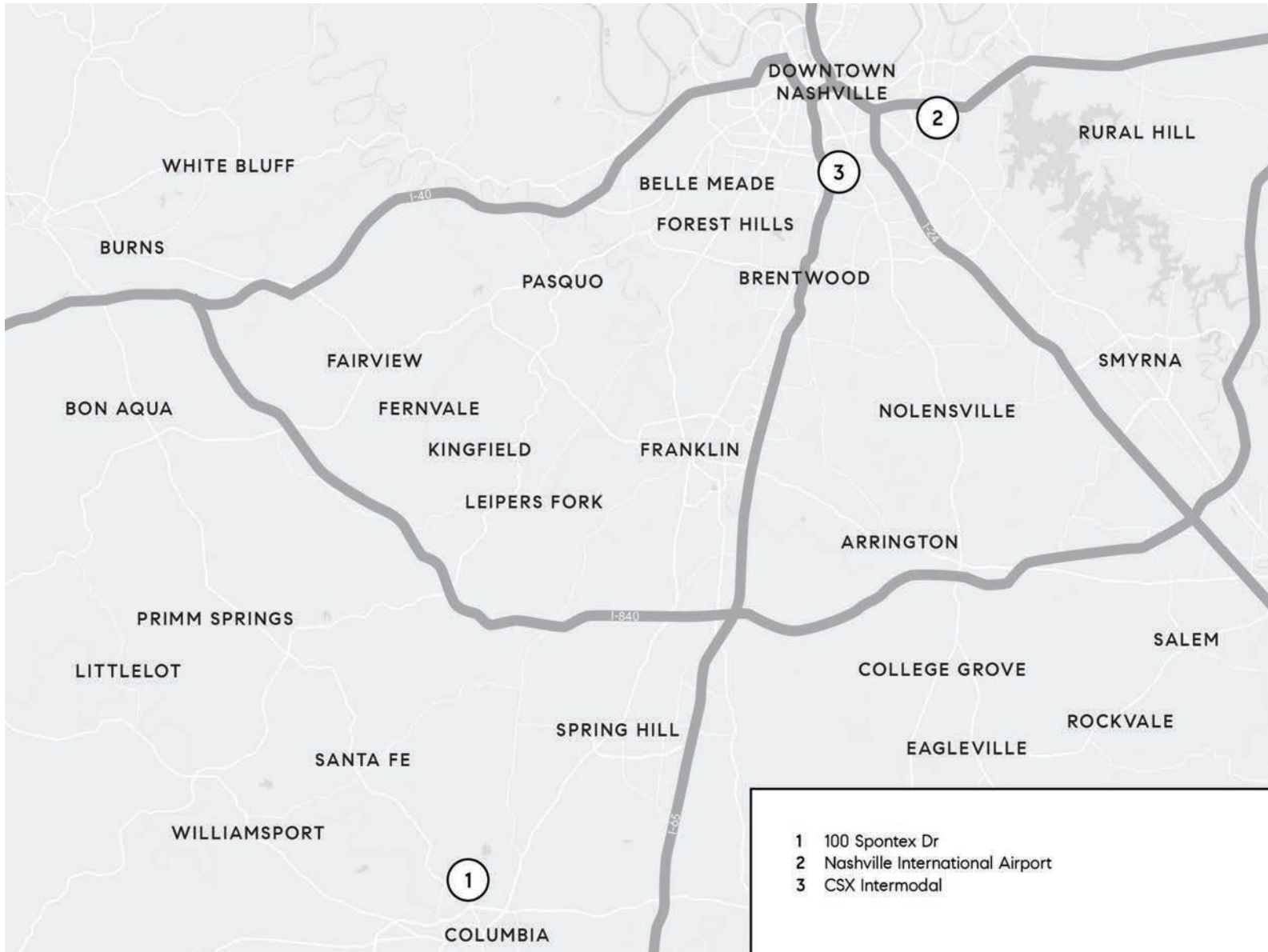
COMPASS RE COMMERCIAL

INDUSTRIAL LEASING OPPORTUNITY

100 Spontex Drive

COLUMBIA, TN

THE
REAL EQUITY
GROUP



| SITE

| I-65

9 MILES

| I-840

20 MILES

| I-40

33 MILES

| I-24

42 MILES

| CSX

42 MILES

| BNA

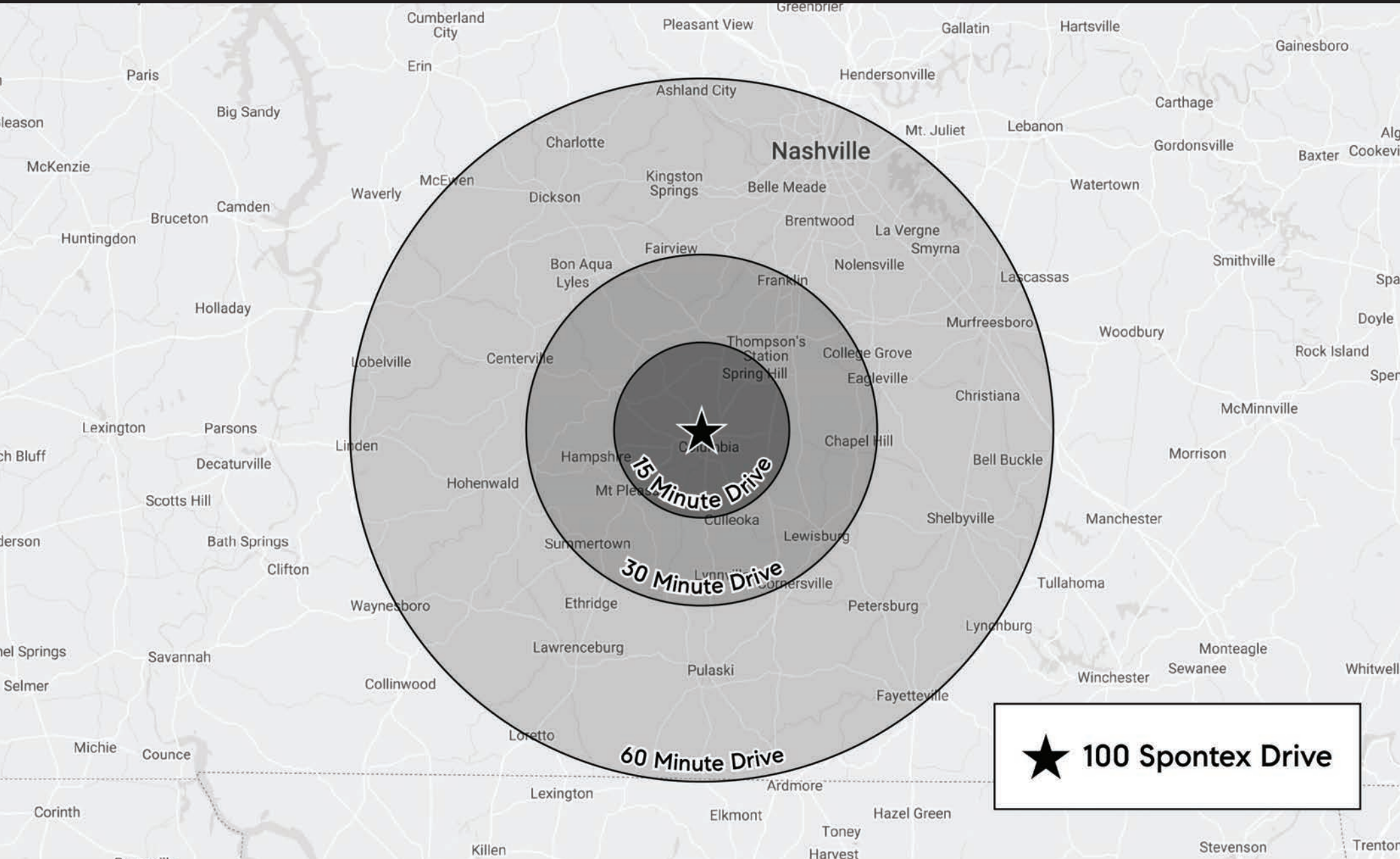
49 MILES

INDUSTRIAL LEASING OPPORTUNITY

100 Spontex Drive

COLUMBIA, TN

THE
REAL EQUITY
GROUP



INDUSTRIAL LEASING OPPORTUNITY

100 Spontex Drive

COLUMBIA, TN



JAMIE BRANDENBURG, SIOR

Commercial Real Estate Advisor

jamie@realequitycre.com

M 615.487.2100

THE
REAL EQUITY
GROUP

COMPASS RE COMMERCIAL