

**±18,092 SQ.FT.
FREESTANDING
DISTRIBUTION
BUILDING
FOR LEASE**



1330 GATEWAY DRIVE, GALLATIN, TN



PROPERTY FEATURES

- ▶ ±18,092 SF Industrial Outside Storage Building on ±6.00 Acres
- ▶ ±4,752 SF of Office Space
- ▶ Six (6) 12' x 14' Grade-Level Doors
- ▶ 18' Clear Height
- ▶ 3 Phase; 120/208v; 200-500a Power Service
- ▶ Monument Signage Available
- ▶ Located Two (2) Miles from Music City Executive Airport
- ▶ Capital Improvement Project Planned, Including Exterior Improvements, New Perimeter Fencing, LED Lighting, and Refreshed Office Area
- ▶ PLEASE CONTACT BROKER FOR PRICING

CONTACT INFORMATION

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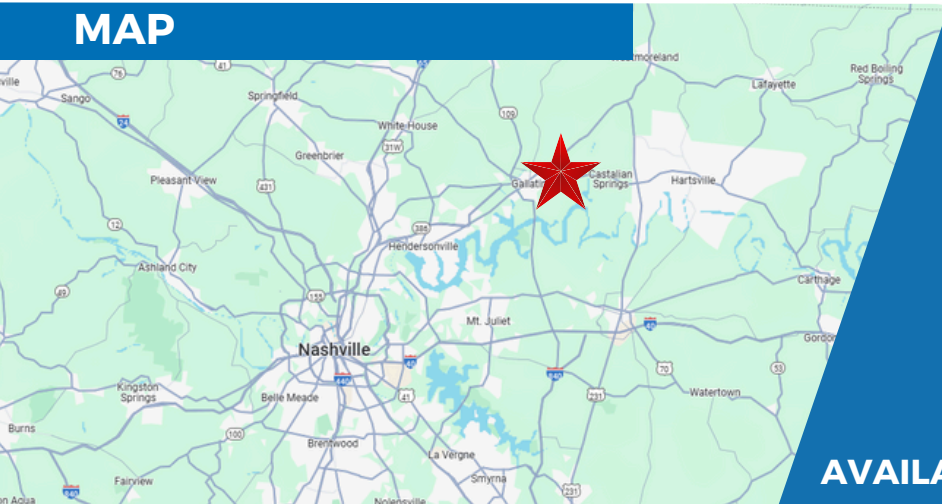
AVAILABLE FOR OCCUPANCY ON 03/01/ 2025



1330 GATEWAY DRIVE, GALLATIN, TN

The property is located in the heart of Gallatin's industrial market, just two miles from Music City Executive Airport and in close proximity to Highway 109, Highway 31 and Highway 25. Gallatin is one of Nashville's fastest growing Industrial submarkets, both commercially and residentially. Gateway Drive is situated 25 minutes from downtown Nashville and 30 minutes from Nashville International Airport, providing ease of access for any manufacturing or distribution users looking to increase their production in the area or give new businesses an ideal location for growth. The building is highly functional with 6 oversized drive-ins, 4,700 SF of office space and nearly 4 acres of dedicated outside storage land.

MAP



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