

NOLANSVILLE, TENNESSEE · COMMERCIAL / INDUSTRIAL

# 2009 Johnson Industrial Blvd

A hard-to-find light-industrial building on 1.11 acres — three-phase power, an overhead crane, and room to grow.

15,560  
SQUARE FEET

1.11  
ACRE SITE

CD-01  
ZONING

Two  
SUITES

## PROPERTY OVERVIEW

### A hard-to-find light industrial building

NOLANSVILLE, TN 37135  
PARCEL 056L D 020.00000

Light-industrial space like this rarely comes to market in Nolansville. 2009 Johnson Industrial Blvd is a 15,560-square-foot steel building on a generous 1.11-acre site — engineered for serious work, with three-phase power, an overhead crane, truck docks, and clear-span heights from 18 to 22 feet.

The building is currently occupied by a single tenant, and under Nolansville's CD-01 zoning it suits a wide range of owner-occupied or leased uses. A new lease can still be negotiated between the current tenant and a new buyer, and the owner will consider owner financing.

#### BUILDING HIGHLIGHTS

- Three-phase power · 400-amp service · 240 volts, 3-phase
- 65-foot, 5-ton overhead crane
- Truck dock and door
- Rear roll-up door and side-entry roll-up for easy access
- 18-to-22-foot apex clear-span height
- 1.11-acre site with front & rear parking or staging



#### PROPERTY SUMMARY

|                |                         |
|----------------|-------------------------|
| PROPERTY TYPE  | Commercial / Industrial |
| SQUARE FOOTAGE | 15,560 SF               |
| SITE AREA      | 1.11 Acres              |
| ZONING         | CD-01                   |
| PARCEL ID      | 056L D 020.00000        |

## BUILDING & CONFIGURATION

### Configured for one user — or two

The building divides cleanly into two suites, each with its own power, hookups and amenities. Lease one and occupy the other, or take the whole footprint as a single user.

#### Suite A

9,940 SF

- 220V · 3-phase · 1,200A
- Gas, electric & air hookups
- Loading dock on patio
- 3 bathrooms, offices, kitchen / break room

#### Suite B

5,620 SF

- 440V / 240V · 3-phase · 400A
- Gas, electric & air hookups
- 65-ft, 3-ton crane · 3 roll-up doors · 1 loading dock
- Ramp / patio
- 1 bathroom, office, kitchen / break room (added 2022)

#### IMPROVEMENTS & UPDATES

- 2006** Back addition added · fire sprinkler installed throughout
- 2013** Updated offices and windows
- 2022** Suite B bathroom, office & break room added

\$6,600

INSURANCE / YR

\$5,600

TAXES / YR

## SITE OVERVIEW

### 1.11 acres with front & rear yard

1.11 AC  
TOTAL SITE



The site's depth is a genuine advantage for an industrial user — it supports front and rear parking or open product staging, with paved access on both ends of the building.



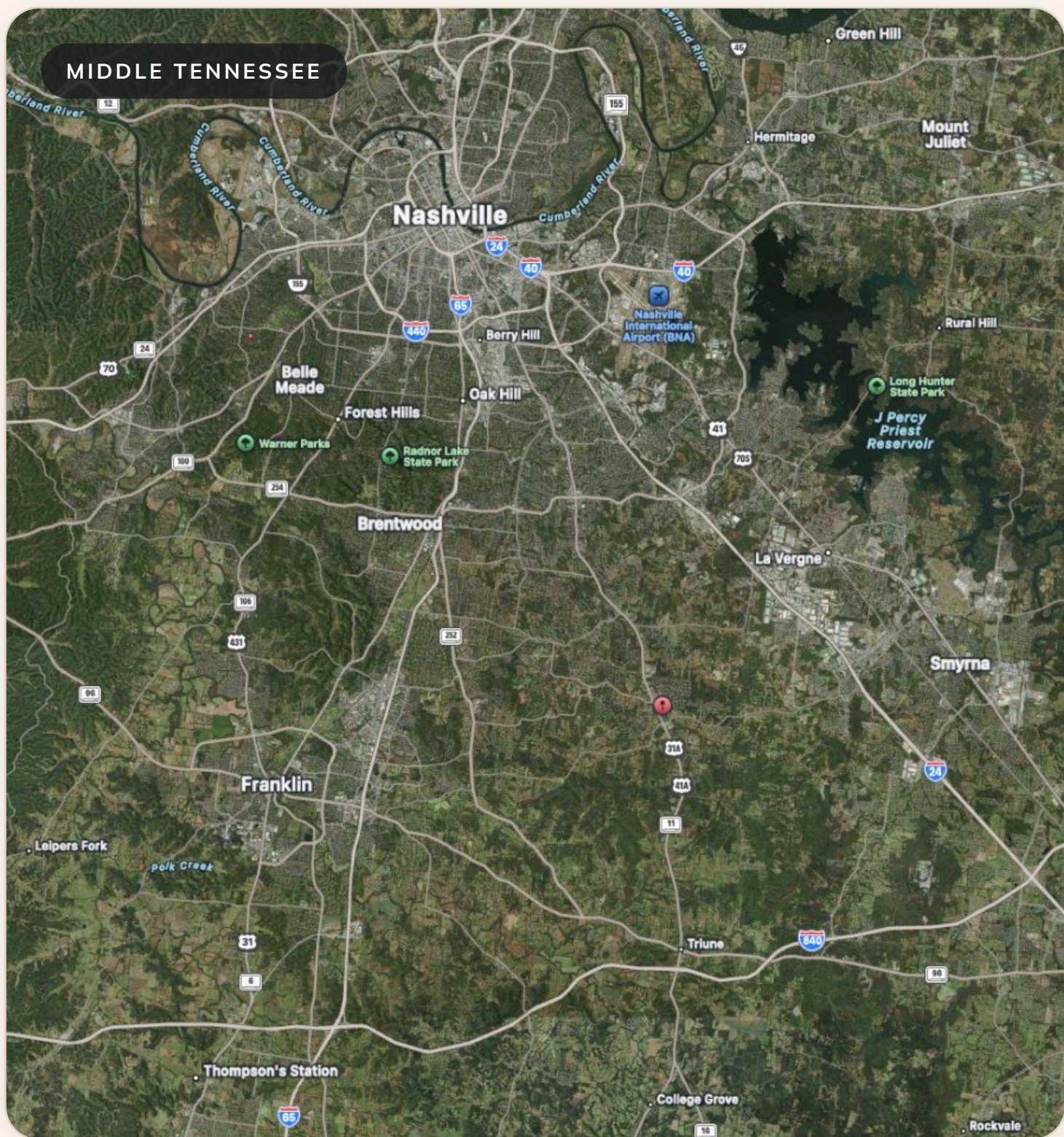
Front &  
rear  
PARKING /  
STAGING

CD-01  
NOLANSVILLE  
ZONING

18–22 ft  
CLEAR-SPAN  
HEIGHT

## LOCATION & ACCESS

### Close to Franklin, Nashville & three interstates



#### DRIVE DISTANCES

|                    |        |
|--------------------|--------|
| Downtown Franklin  | 14 mi  |
| Downtown Nashville | 23 mi  |
| Interstate 65      | 11 mi  |
| Interstate 24      | 6.4 mi |
| Interstate 840     | 8.2 mi |



## SCHEDULE A TOUR

### Let's walk the property together.

We'd be glad to show you the 2009 Johnson Industrial Boulevard property and talk through options.

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