



# FOR SALE

±60,875 SF Total

(2) Industrial Buildings for Purchase in Dickson, TN

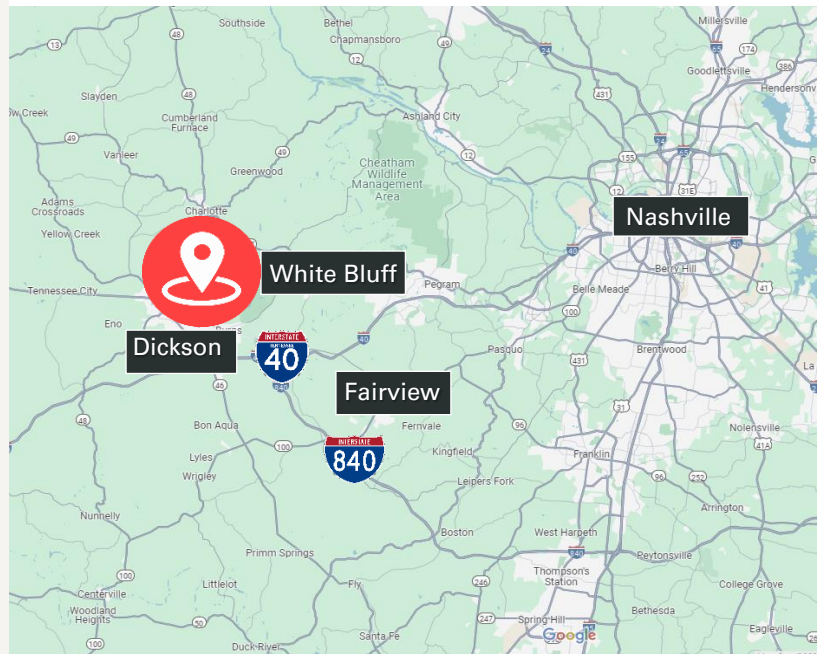
723 Marshall Stuart Dr, Dickson, TN 37055



## HIGHLIGHTS

- (2) Industrial Buildings
- Building 1: ±50,875 SF Manufacturing Facility (2003)
  - (8) Dock Doors with Pit Levelers and Shelters
  - (1) Oversized Drive-in Door
  - 19'10" – 23' Clear Height
  - 25' x 50' Column Spacing
  - Gas Heat
  - Wet Sprinkler System
  - Compressed Air Throughout
  - Power: 1,700 AMP, 480V
- Building 2: ±10,000 SF Warehouse (2015)
  - (1) Oversized Drive-in Door
  - 12' – 14' Clear Height
  - Gas Heat
- ±16.77 Acres
- Sale Price: \$7,750,000
- Zoned M-1 (Light Industrial)
- Ample Outside Storage
- Located in an active Industrial corridor
- ±3.1 Miles to access I-40

Please do not disturb tenant.  
Tours by appointment only.



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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189 / F: 615.254.4026

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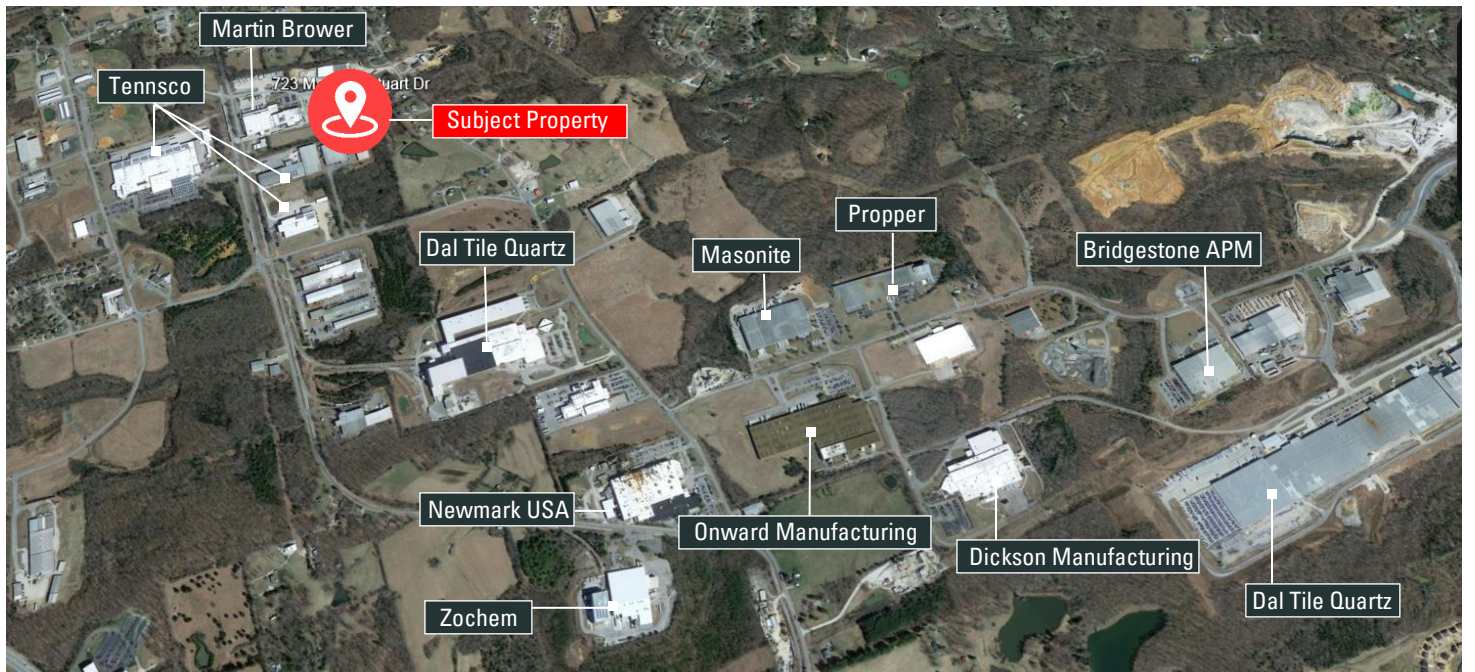
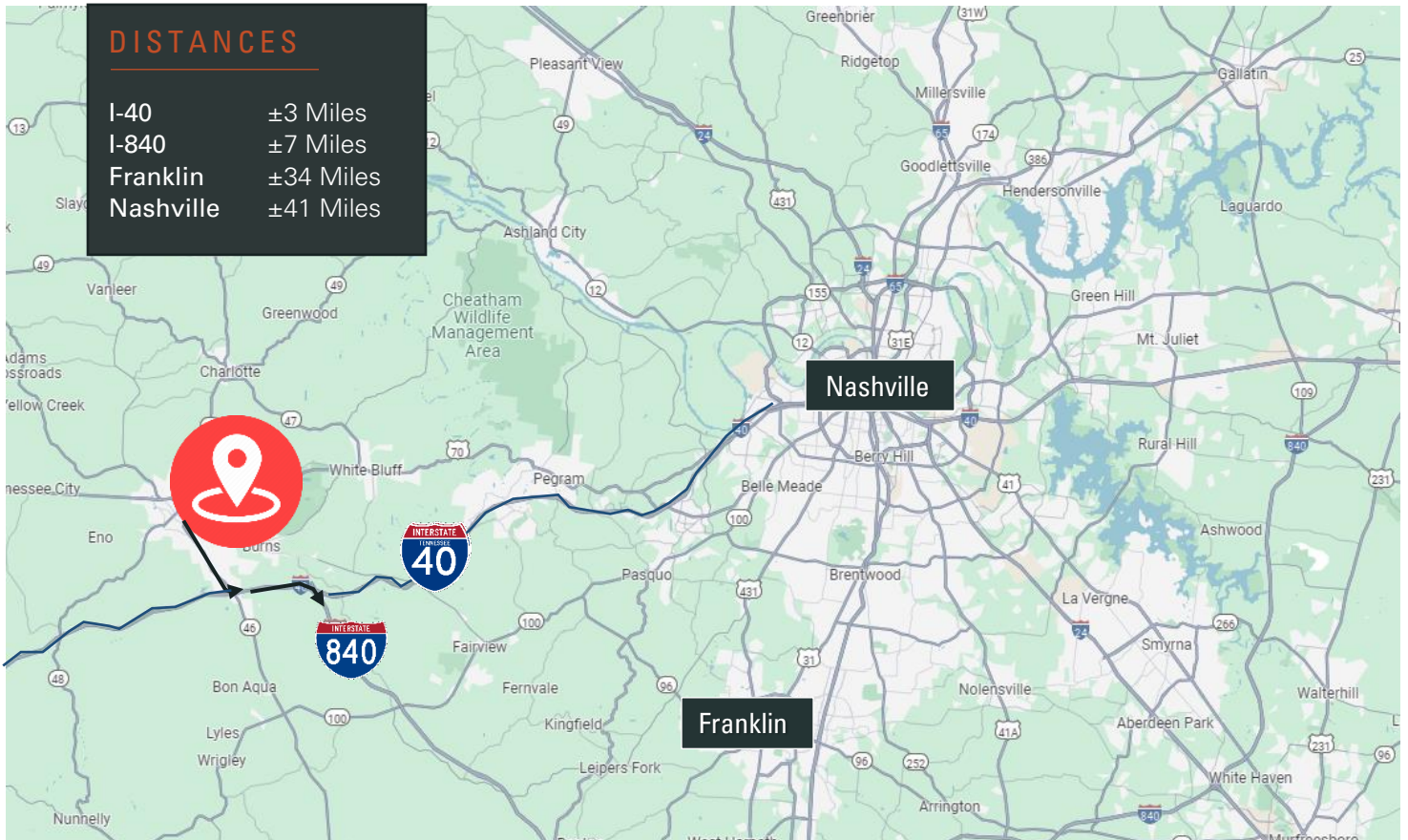
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## LOCATION MAP



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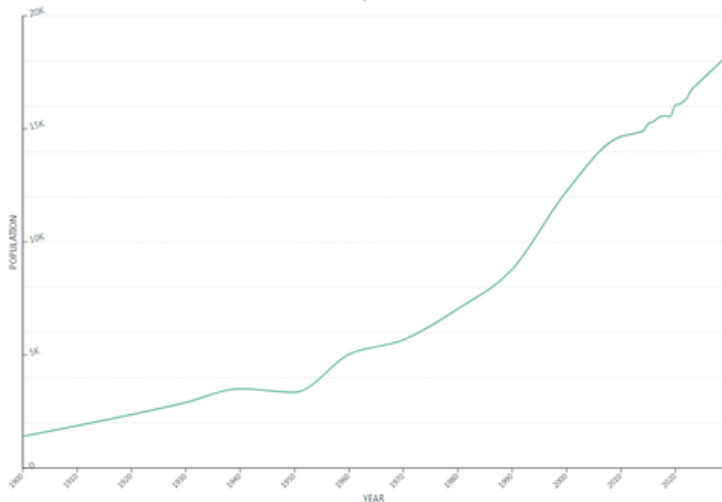
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## DICKSON, TN

### City Information

#### Dickson, Tennessee Population 2024

16,973

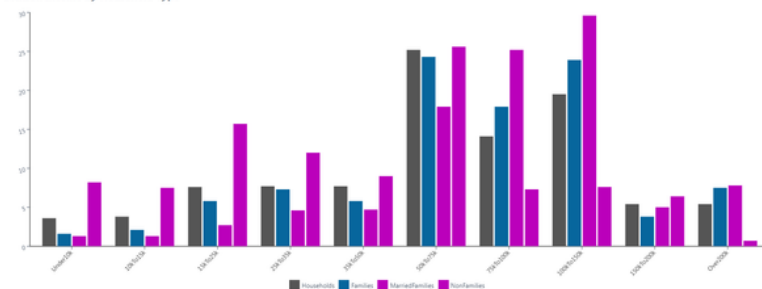


Dickson Population by Year

Note: data after 2022 is projected based on recent change

YEAR	POPULATION	GROWTH	CHANGE
2029	18,119	229	1.28%
2028	17,890	229	1.3%
2027	17,661	230	1.32%
2026	17,431	229	1.33%
2025	17,202	229	1.35%
2024	16,973	229	1.37%
2023	16,744	418	2.56%

Dickson Income by Household Type



#### City of Dickson

Dickson is a city located in Dickson County, Tennessee and is part of the Nashville metropolitan area.

Dickson has a 2024 population of **16,973**. Dickson is currently growing at a rate of **1.37%** annually and its population has increased by **5.71%** since the most recent census, which recorded a population of **16,056** in 2020.

The average household income in Dickson is **\$86,824**. The median age in Dickson is 35.7 years: 31.9 years for males, and 38.7 years for females.

Today, Dickson is the 36th largest of 468 cities and towns in Tennessee.

Source: <https://worldpopulationreview.com/us-cities/tennessee/dickson>

**Population**  
**16,973 people**

**Income**  
**\$86,824**

