

**FOR SALE**

150,108 SF on 14.11 Acres

359 MAPLE ST, GALLATIN, TN 37066



# PROPERTY OVERVIEW

Strategically located in thriving Sumner County, this 150,108 SF industrial facility sits on 14.11 acres and offers 8,500 SF of modern office space. Building E is 81,178 SF. Building F is 68,980 SF. The property boasts excellent access to major roads, providing efficient connectivity. Equipped with a low-pressure natural gas boiler system, the warehouse features a wet sprinkler system with 4" lines, 3-phase 480V power, 9 dock-high doors, and 2 convenient drive-in doors. Ideal for manufacturing, logistics, or distribution, this property provides excellent infrastructure, ample outdoor storage and room for growth.

## HIGHLIGHTS



150,108 SF on 14.11 Acres



8,500 SF Office Space



Wet Sprinklers (4" lines)



3 Phase, 480 Volt Power



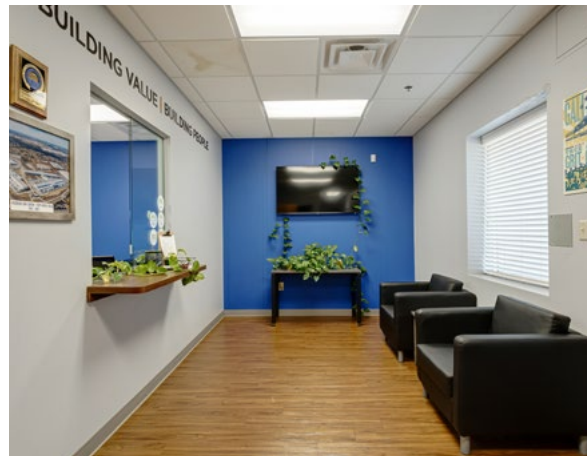
9 Dock High Doors, 2 Drive-in Doors



Low Pressure Natural Gas Boiler System



Seller will require a short-term leaseback through November 2026



# LOCATION HIGHLIGHTS

2 minutes to Gallatin's Main Street

---

5 minutes to Nashville Pike and Highway 109

---

Located 25 miles northeast of Nashville

---

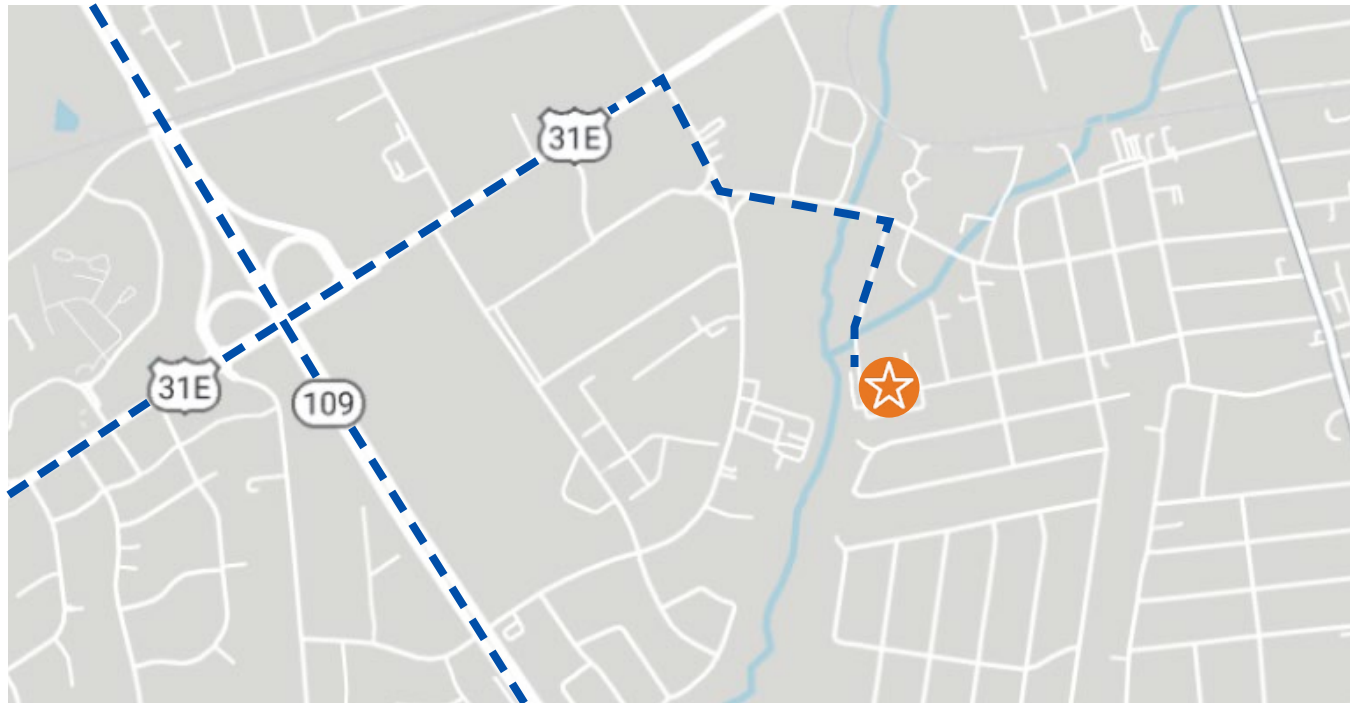
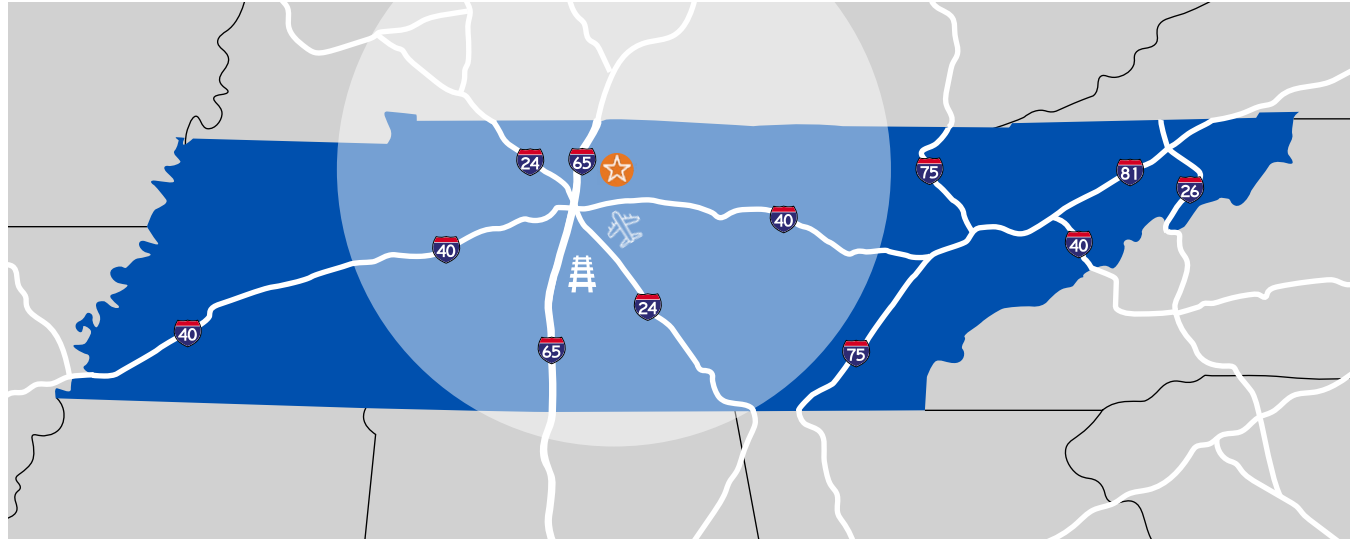
35 miles to Nashville International Airport, 75% of the US market is within a 2 hour flight

---

12 million people live within a 2.5 hour drive

---

Located within 650 miles of 50% of the U.S. population





# SUMNER COUNTY

Sumner County, Tennessee, is one of the fastest-growing areas in the state, thanks to its strong schools, expanding infrastructure, and proximity to Nashville. With thriving communities like Hendersonville and Gallatin, the county is attracting new businesses and families, positioning itself as a hub for future development and opportunity.


## BLUE COLLAR WORKFORCE

- 


24,234

BLUE COLLAR WORKERS
- 

1/5

OF EMPLOYMENT IS BLUE COLLAR
- 

8%

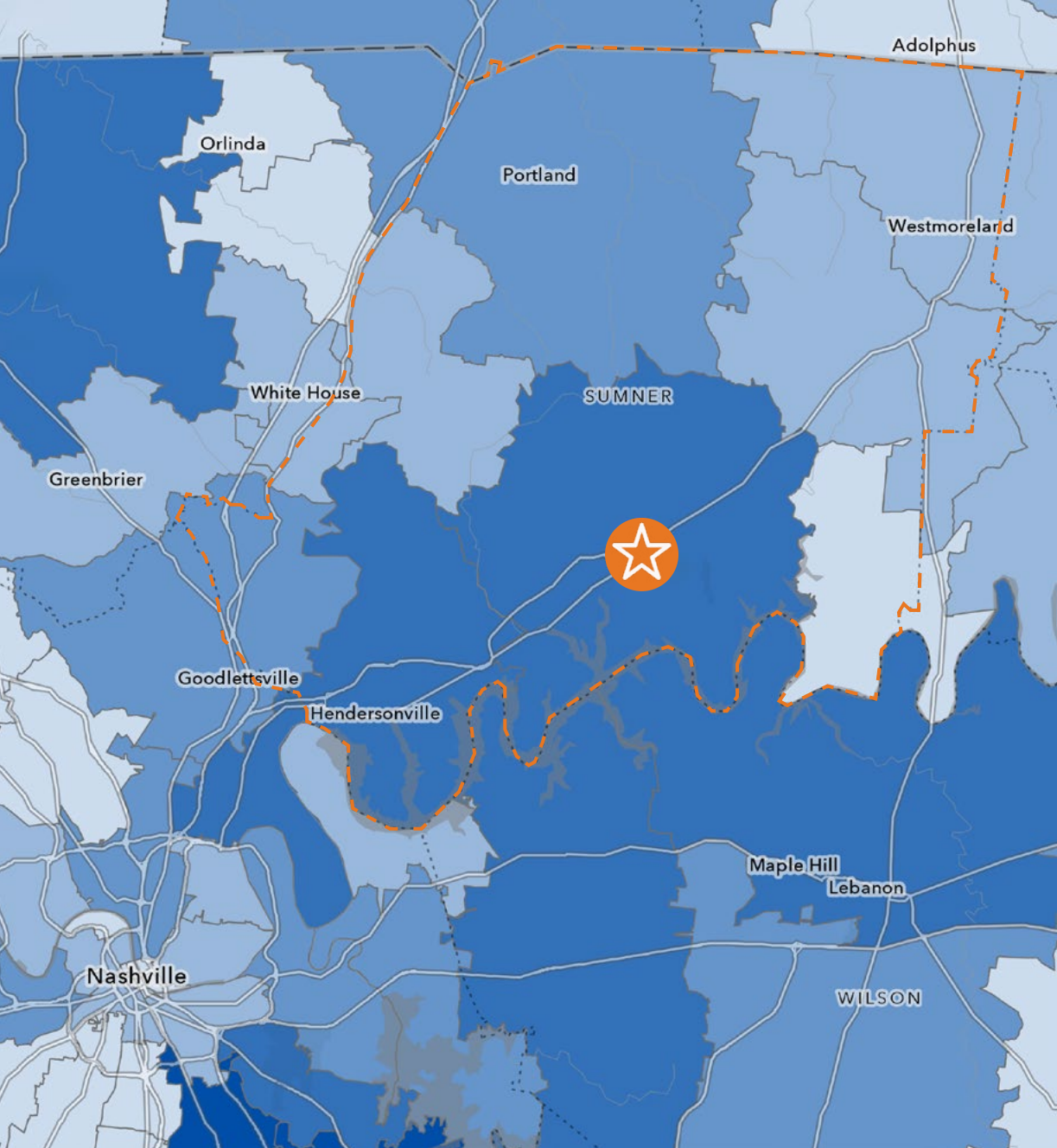
PROJECTED BLUE COLLAR JOB GROWTH (2024-2029)
- 

COMPETITIVE WAGES

\$22.02-\$24.87 AVERAGE HOURLY EARNINGS
- 

EXPERIENCED TALENT

ABOVE THE U.S. AVERAGE FOR SPECIALIZED TALENT IN THE AREA



## BLUE COLLAR LABOR



# THRIVING INDUSTRIAL COMMUNITY

## CORPORATE NEIGHBORS



## TOP EMPLOYERS IN THE COUNTY

### GAP INC.

DISTRIBUTION – 1,571 EMPLOYEES

### ABC TECHNOLOGIES

AUTOMOTIVE – 1,000 EMPLOYEES

### XTEND HEALTHCARE

HEALTH CARE – 925 EMPLOYEES

### UNIPRES

MANUFACTURING – 557+ EMPLOYEES

### SERVPRO

RESTORATION – 430+ LOCAL EMPLOYEES

## COMMUNITY HIGHLIGHTS

Business-friendly environment

---

Public anchor institutions: Sumner Co. Schools, Volunteer State Community College

---

Local incentives and workforce development support





FOR MORE INFORMATION, CONTACT:

**Griffin Farriss**

griffin.farriss@streamrealty.com  
561.676.2601

**Bradley Worthington**

bradley.worthington@streamrealty.com  
615.517.1386

**STREAM**

501 Commerce St, Suite 1120  
Nashville, TN 37203  
T: 615.795.0000