



Jeff Thomas, CCIM
First Vice President
C: (615) 417-3337
jthomas@charleshawkinsco.com

FOR LEASE

±25,000 – 150,000 SF Industrial Space Available

801 N James Campbell Blvd, Columbia, TN 38401

801 N James Campbell Blvd, Columbia, TN 38401

The site is centrally located south of Nashville and is a short distance away from several major cities. The site is positioned in an active industrial corridor and offers immediate access to Hwy 412.

This is a unique, high-quality industrial leasing opportunity in a growing market south of Nashville.

Property Information

| | |
|-----------------|---|
| Space Available | ±25,000 – 150,000 SF <i>Short-Term/Temporary Space Option</i> |
| Lot Size | ±8.52 AC |
| Year Built | 1976 |
| Construction | Metal |
| Ceiling Height | 18' – 24' (non-mezzanine area) |
| Dock Doors | 21 |

LEASE RATE

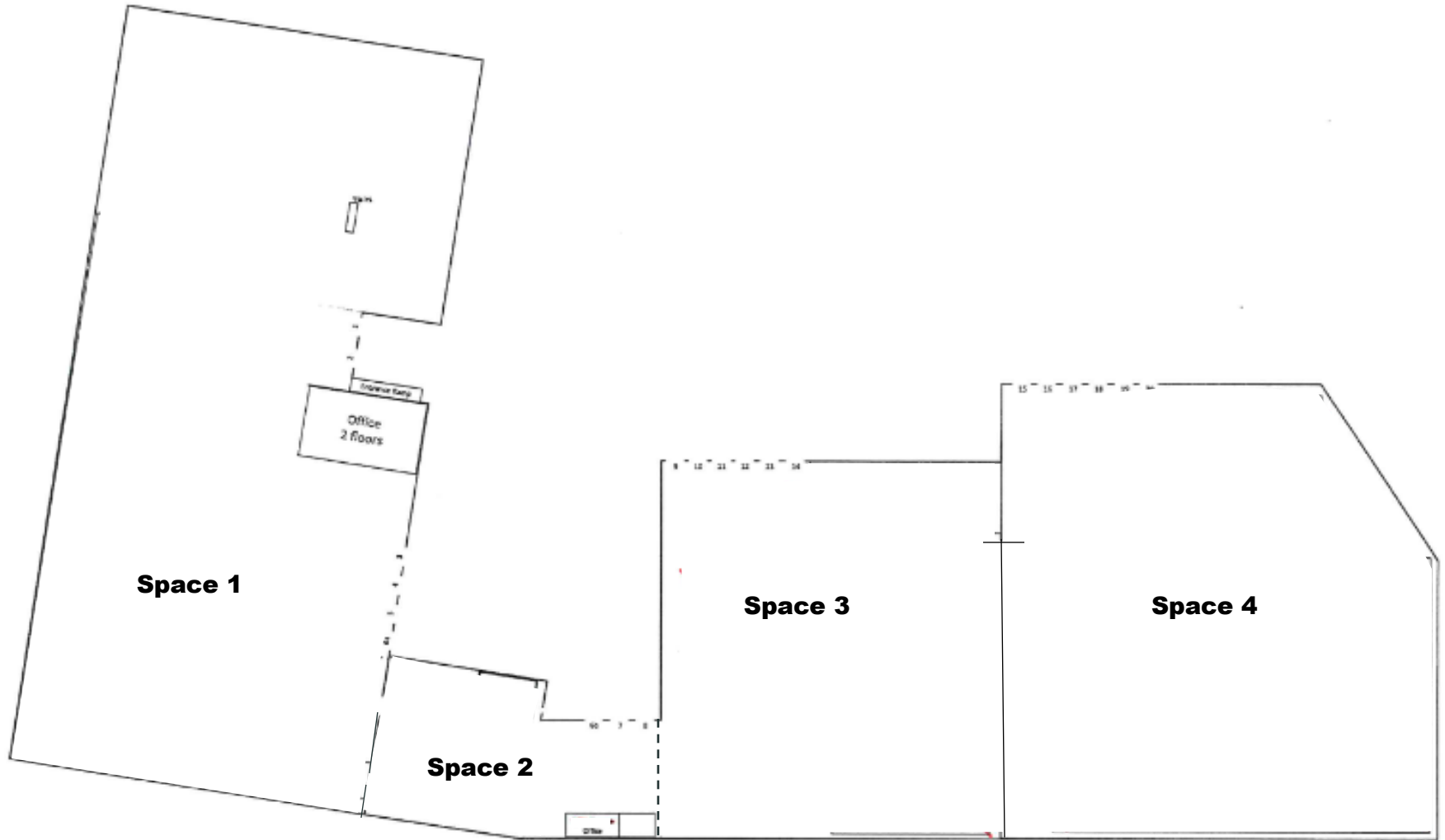
\$7.99/ SF NNN

CHARLES
HAWKINS CO.

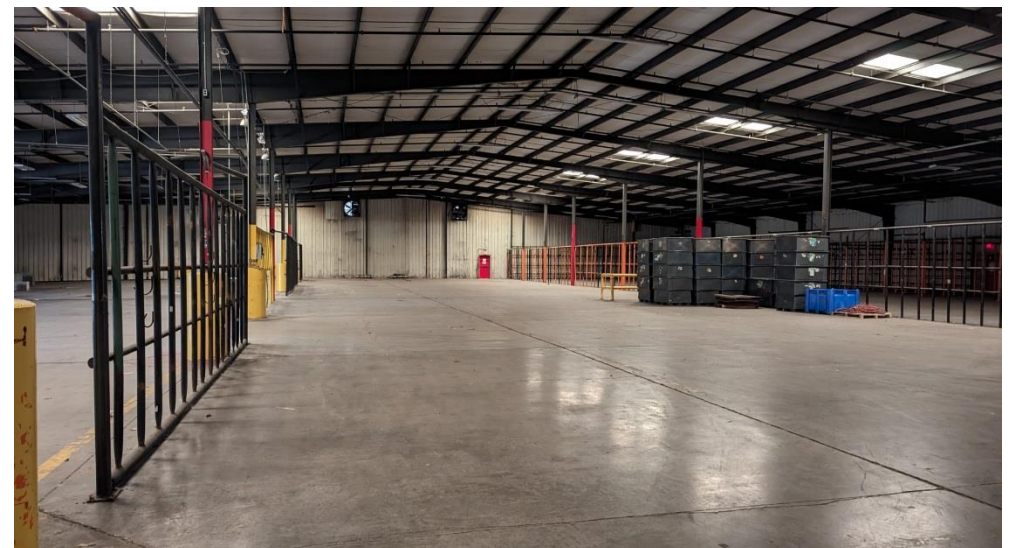


FLOOR PLAN

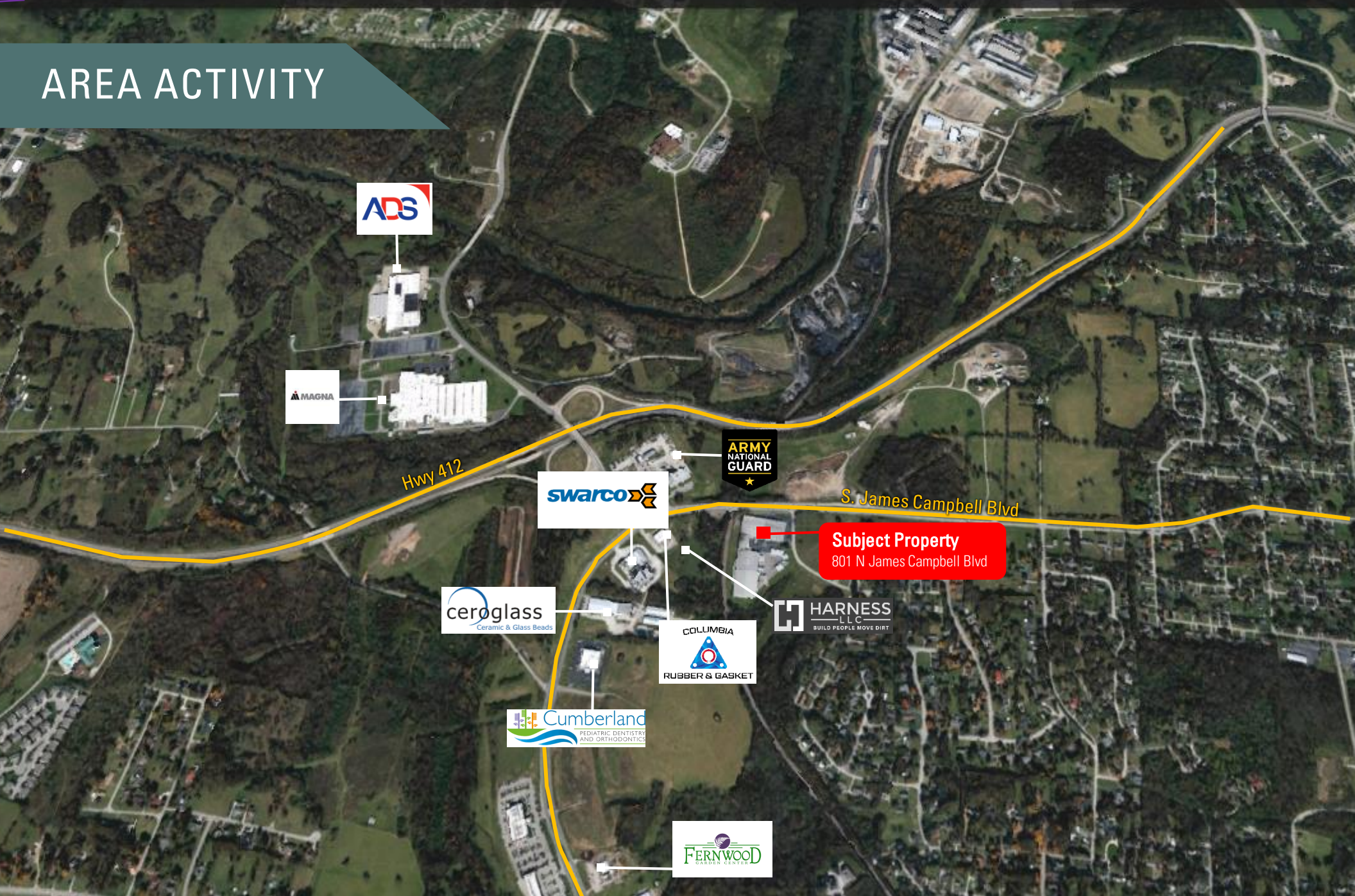
LEASE OPPORTUNITY
801 N James Campbell Blvd, Columbia, TN 38401



CHARLES
HAWKINS CO.



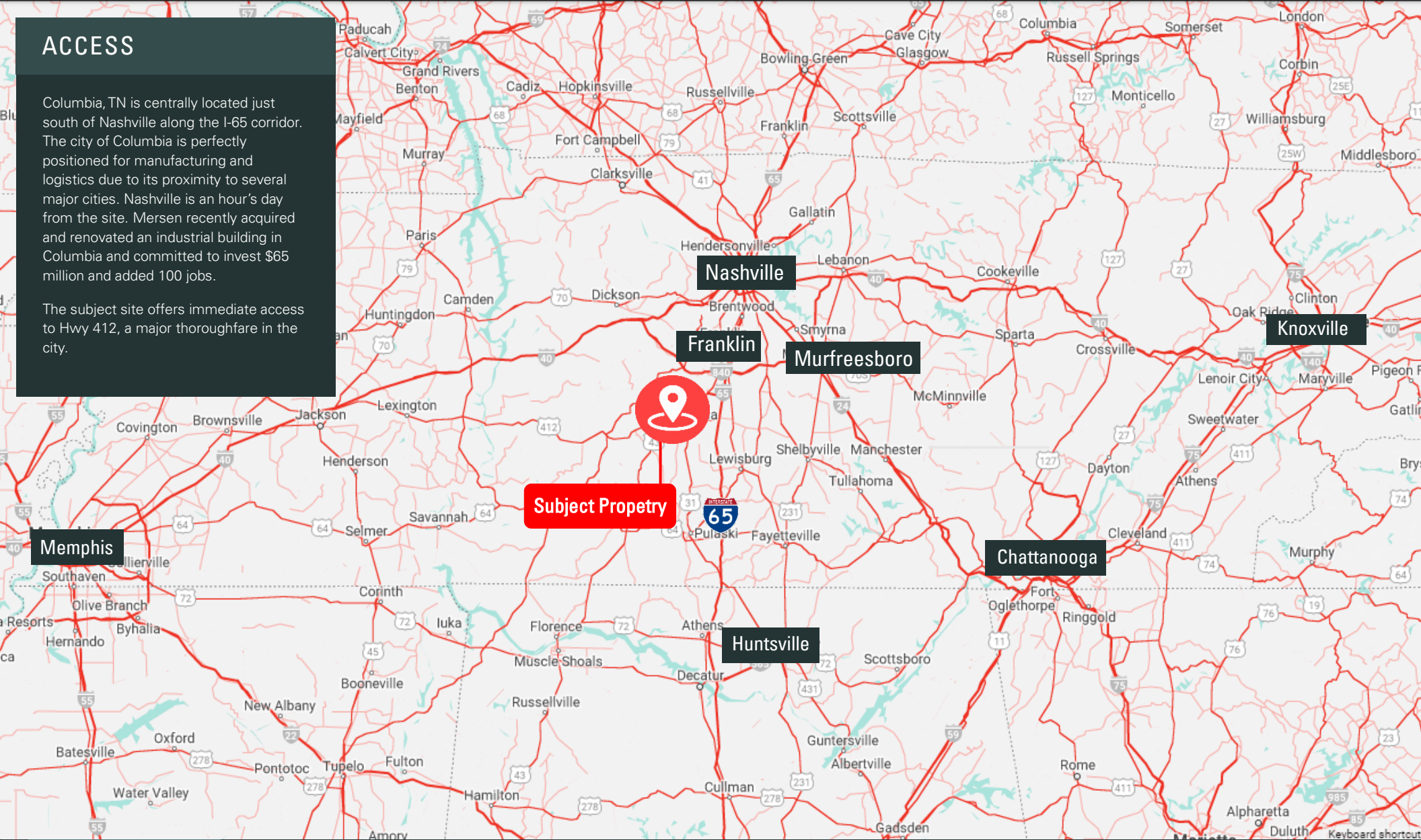
AREA ACTIVITY



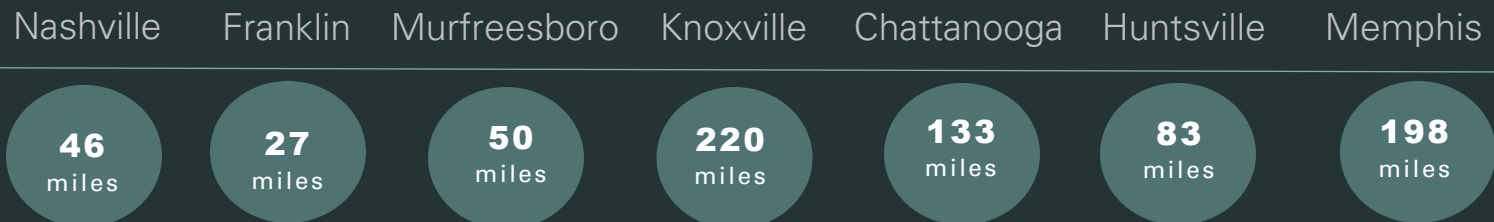
ACCESS

Columbia, TN is centrally located just south of Nashville along the I-65 corridor. The city of Columbia is perfectly positioned for manufacturing and logistics due to its proximity to several major cities. Nashville is an hour's day from the site. Mersen recently acquired and renovated an industrial building in Columbia and committed to invest \$65 million and added 100 jobs.

The subject site offers immediate access to Hwy 412, a major thoroughfare in the city.



DISTANCES



MAURY COUNTY **MARKET**

Maury County is located on I-65 between Nashville, TN, and Huntsville, AL - two of the hottest markets in the United States. We have a regional airport within the county and are less than an hour's drive from Nashville International Airport with daily flights to Europe. 70% of U.S. Markets can be reached within a day's drive and 75% are within a two-hour flight. Ten Automotive OEMs are located within a four-hour drive and one of the top U.S. HQ markets is within a 30-minute commute. Both CSX and TN Southern Railroad provide rail access through the county.

4th Fastest Growth Rate

US Census – Fastest Growth Rate
 in Tennessee

13.8% Growth Rate

EMSI - Population Growth (2016-2021)

11.3% Job Growth

EMSI – Job Growth (2016-2021)

Population



104,760

Median Household Income



66,353

Civilian Workforce



77,427

RECENT
 INVESTMENT



ultium cells



faurecia



CHARLES
 HAWKINS CO.



801 N James Campbell Blvd, Columbia, TN 38401

Jeff Thomas, CCIM
First Vice President
C: (615) 417-3337
jthomas@charleshawkinsco.com

**CHARLES
HAWKINS CO.**

760 Melrose Ave, Nashville, TN
O: (615) 256-3189
www.charleshawkinsco.com