



**POWELL**  
COMMERCIAL REAL ESTATE

**AERO**  
BUSINESS PARK

COMING SOON  
BLDG 5

COMING SOON  
BLDG 4

COMING SOON  
BLDG 3

AVAILABLE JANUARY 2026

**FULLY LEASED**

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# Master Plan

- Gallatin's Newest Premier Industrial Park
- Overall ~937,000SF of Industrial Space on 90 acres of land
- Site A, Building 1 Fully Leased
- Site A, Building 2 Available January 2026
- Site A, Building 3 Available September 2025
- Site A, Building 4 Available Mid-2026
- Site A, Building 5 Available Mid-2026





## BUILDING FEATURES



**815 AVIATION LN  
GALLATIN, TN  
BUILDING 1**

- 21,000 SF Available (9,000 SF Minimum increasing by 3,000 SF Increments)
- Building Dimensions 350' x 120'
- Clear Height 24'
- Column Spacing 25' x 60' with 60' Speedbay
- 3-Phase Electric (1200AMPS for Building)
- 2 Dock Doors 10' x 10'
- Additional Dock/Drive In Doors Available
- Sprinklered
- Auto Parking 29
- Fiber Optic Availability





**AVAILABLE JANUARY 2026**

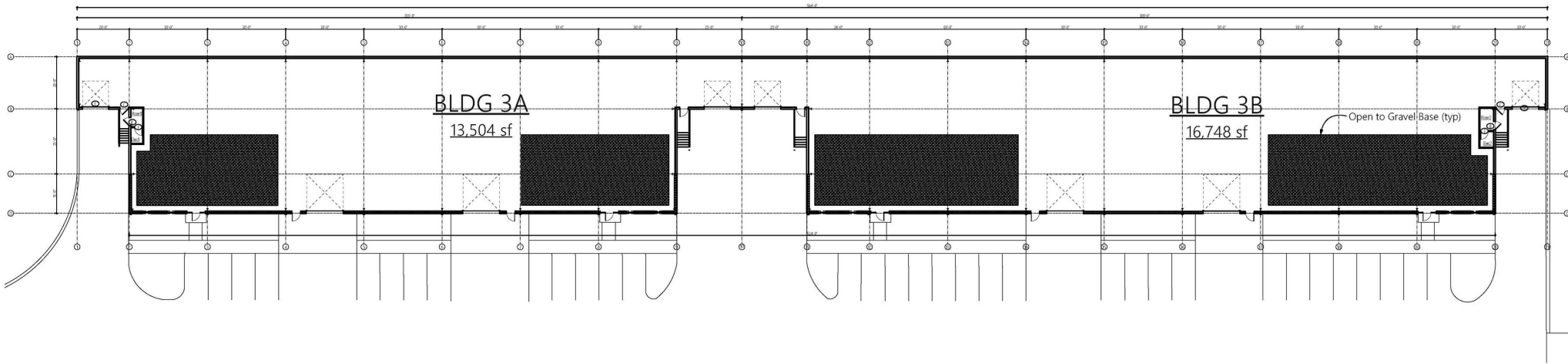


**925 AVIATION LN  
GALLATIN, TN  
BUILDING 2**

## BUILDING FEATURES

- 43,800 SF Available (Divisible by 21,900 SF)
- Building Dimensions 420' x 100'
- Clear Height 24'
- Column Spacing 30' Free Span
- 3-Phase Electric (1600AMPS for Building)
- 4 Dock Doors 10' x 10'
- 2 Drive In Bays 14' x 16'
- Sprinklered
- Auto Parking 34
- Fiber Optic Availability





# AVAILABLE SEPTEMBER 2025



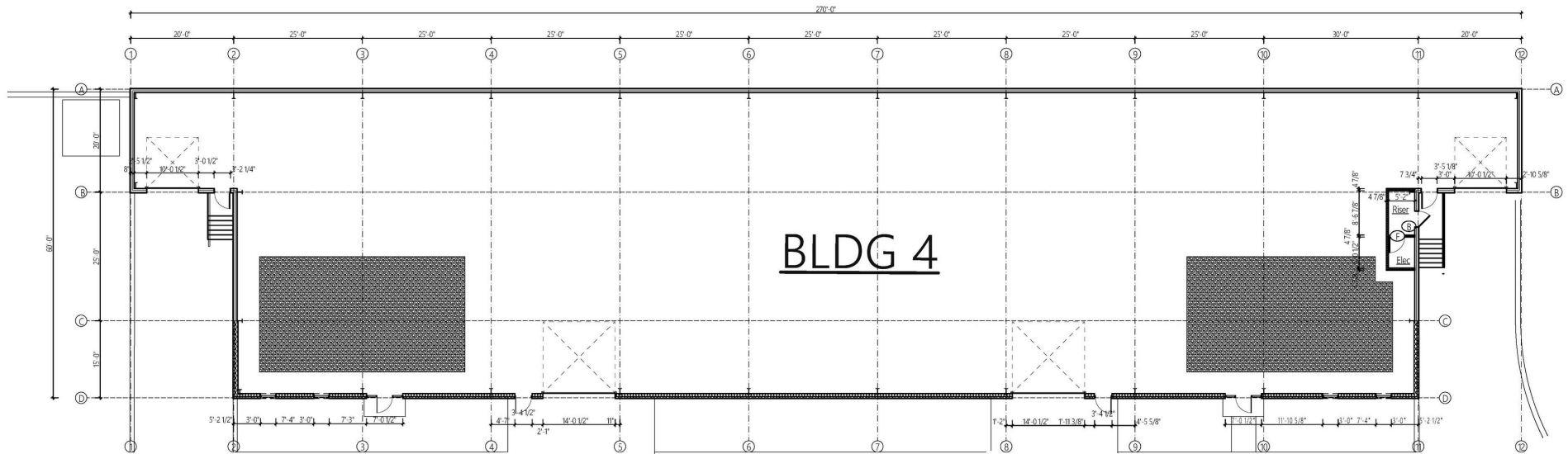
**940 AVIATION LN  
GALLATIN, TN  
BUILDING 3A**

**910 AVIATION LN  
GALLATIN, TN  
BUILDING 3B**

## BUILDING FEATURES

- Building 3A = 13,504 SF (Divisible by 6,752 SF )
- Building 3B = 16,748 SF (Divisible by 8,374 SF)
- Clear Height 20'
- 3-Phase Electric (800AMPS for Building 3A / 800AMPS for Building 3B)
- 4 Dock Doors 10' x 10'
- 4 Drive In Bays 14' x 16'
- Sprinklered
- Auto Parking: 13 for Building 3A / 20 for Building 3B
- Fiber Optic Availability





# AVAILABLE MID-2026



**970 AVIATION LN  
GALLATIN, TN  
BUILDING 4**

## BUILDING FEATURES

- 14,600 SF Available (Divisible by 6,500-8,000 SF)
- Building Dimensions 230' x 60'
- Clear Height 20'
- Column Spacing 25' Free Span
- 3-Phase Electric (800AMPS for Building)
- 2 Dock Doors 10' x 10'
- 2 Drive In Bays 14' x 16'
- Sprinklered
- Auto Parking: 14 for Building
- Fiber Optic Availability





**985 AVIATION LN  
GALLATIN, TN  
BUILDING 5**

## BUILDING FEATURES

- 9,750 SF Available
- Building Dimensions 130' x 75'
- Clear Height 20'
- Column Spacing 26' Free Span
- 3-Phase Electric (400AMPS for Building)
- 1 Dock Doors 10' x 10'
- 1 Drive In Bays 14' x 16'
- Sprinklered
- Auto Parking: 14 for Building
- Fiber Optic Availability



# PROPERTY AERIAL MAP



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