

FOR LEASE | INDUSTRIAL WAREHOUSE WITH FENCED OUTDOOR STORAGE

100 G STREET

SMYRNA, TENNESSEE



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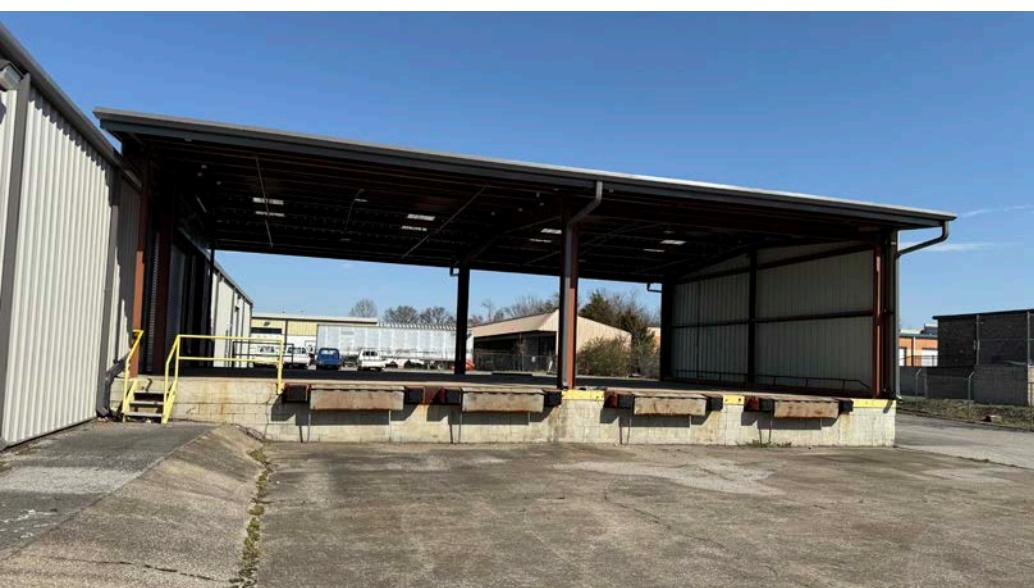
THE
REAL EQUITY
GROUP

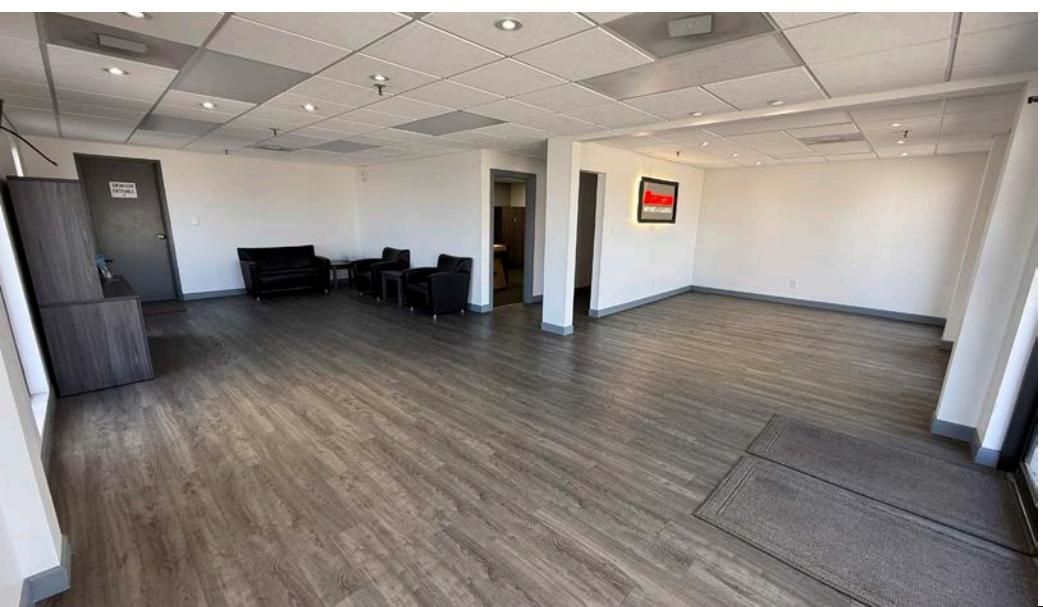
COMPASS RE COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

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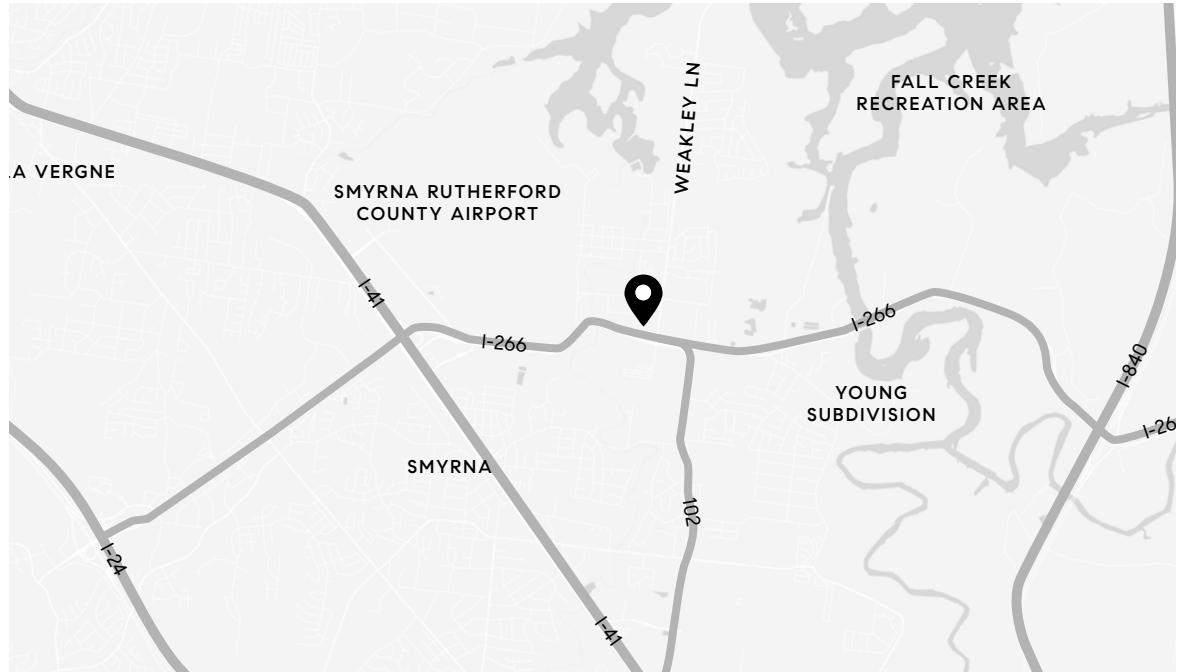


100 G STREET, SMYRNA, TENNESSEE

100 G St is a 40,500 SF industrial warehouse with 3,000 SF of office space, located in a heavily industrial area between I-24 and I-840. The 4.11-acre site features a rear-load configuration, clear-span layout, and full sprinkler coverage, along with 1.5 acres of fenced outdoor storage. The facility includes 9 drive-in doors, 1 oversized drive-in door, and an 8-dock pavilion with EOD levelers, providing flexible loading options.

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PROPERTY DETAILS

ADDRESS	100 G Street, Smyrna, Tennessee	DRIVE-IN DOORS	9 (10' x 12') 1 (22' x 12')
SF AVAILABLE	± 40,500	DOCK DOORS	8 (with EOD Levelers, 14'-19' Clear Height)
OFFICE SPACE	± 3,000 SF	MARKED PARKING SPACES	32
ACRES	4.11	POWER	600 Amp 208/120 Volt 3 Phase
CONFIGURATION	Rear Load	LEASE RATE	\$14.95/SF NNN
OUTDOOR STORAGE	1.5 Acres Fenced	FIRE SUPPRESSION	Fully Sprinklered with Fire Monitoring

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CLEAR
SPAN BUILDING

FULLY
SPRINKLERED

TRAILER
PARKING

EASY ACCESS TO
I-24 & I-840

LOCATED
WITHIN AN
INDUSTRIAL PARK

360 DEGREE
TRUCK ACCESS

ACCESS FROM
SAM RIDLEY
PARKWAY &
G STREET

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100 G STREET

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