

123 SE PARKWAY CT SUITE 120

FRANKLIN, TN 37064

LEASING BROCHURE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVE LEASING AGENTS

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EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to offer a rare leasing opportunity in the highly desirable Franklin, TN market—a ±2,235 SF flex space located at 123 SE Parkway Ct, Suite 120. This well-balanced suite is designed to accommodate a range of operational needs with a versatile configuration that includes ±860 SF of office space, ±860 SF of temperature-controlled mezzanine, and ±515 SF of warehouse space.

The property is well-equipped for light industrial or service-based users, featuring clear heights ranging from 13'4" to 17'7", a 16'W x 12'6"H overhead door for efficient loading and unloading, and robust electrical infrastructure with 225-amp, 3-phase power. These specifications support a variety of use cases, from production and assembly to tech-based services and logistics operations.

With flex inventory remaining limited across the Franklin area, this offering represents a rare chance for businesses to secure functional, well-located industrial space in a tight market. Whether for expansion, relocation, or establishing a new presence, Suite 120 at SE Parkway Ct delivers a strategic blend of flexibility, accessibility, and utility.



PROPERTY HIGHLIGHTS

- **RARE FLEX OPPORTUNITY IN FRANKLIN, TN:** Hard-to-find ±2,235 SF flex space available for lease in a market with limited inventory.
- **VERSATILE LAYOUT:** Includes ±860 SF of office, ±860 SF of temperature-controlled mezzanine, and ±515 SF of warehouse—ideal for a variety of business needs.
- **FUNCTIONAL INDUSTRIAL FEATURES:** Equipped with 225-amp 3-phase power, clear heights ranging from 13'4" to 17'7", and a 16'W x 12'6"H rear overhead door.
- **CLIMATE-CONTROLLED SPACE:** Temperature-controlled mezzanine offers valuable storage or light production area in a comfortable environment.



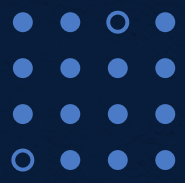
PROPERTY OVERVIEW



\$3,500/MONTH (MG)
LEASE RATE

PROPERTY OVERVIEW

Address	123 SE Parkway Ct
City	Franklin
State	TN
Zip Code	37064
RBA	±2,235 SF
Office	±860 SF
Temperature Controlled Mezzanine	±860 SF
Warehouse	±515 SF
Year Built	2005





PRIVATE OFFICE



MEZZANINE

INTERIOR PHOTOS



5

WAREHOUSE



BACK LOT



±20,000 VPD

123 SE PARKWAY CT



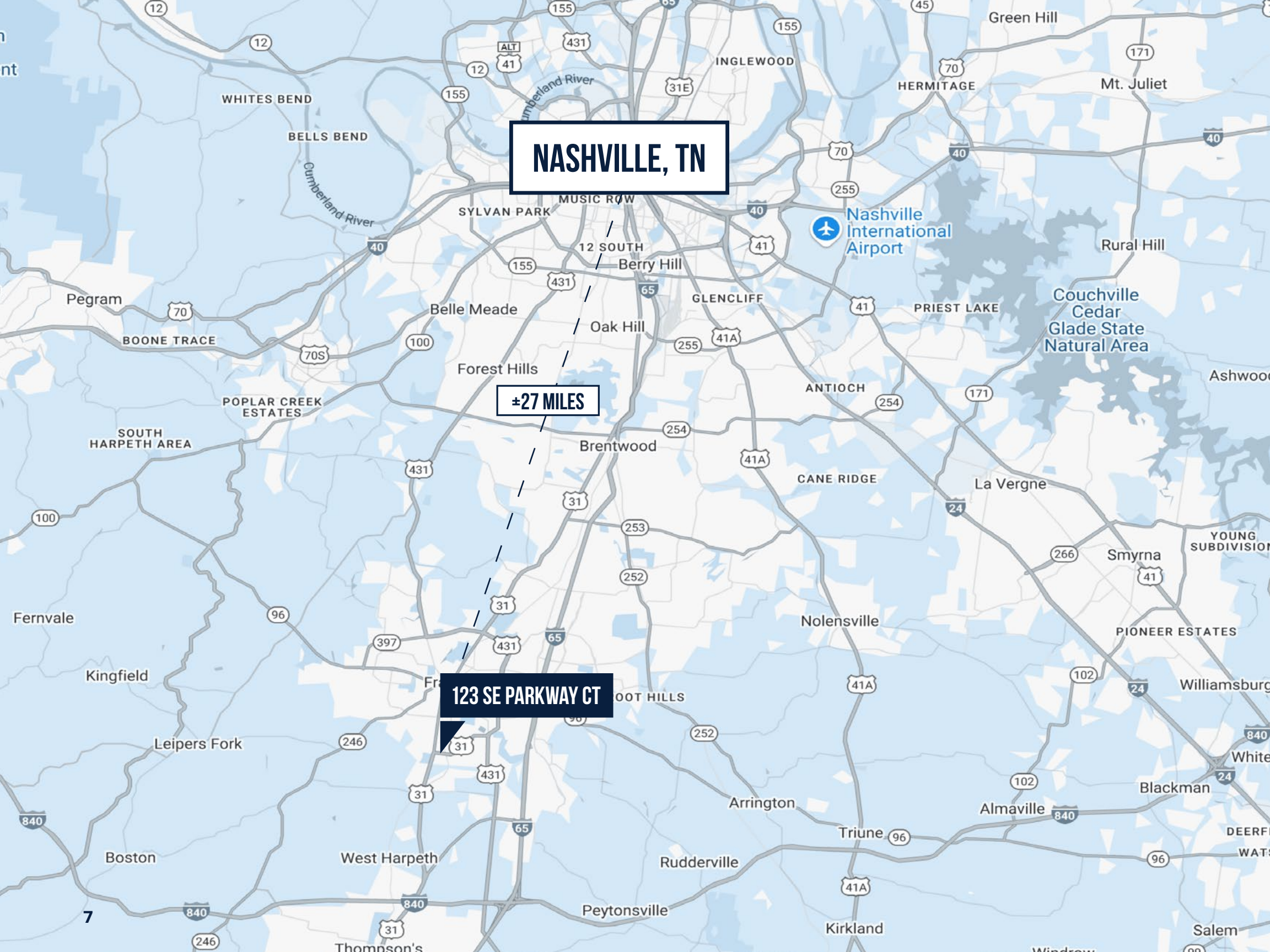
±12,400 VPD

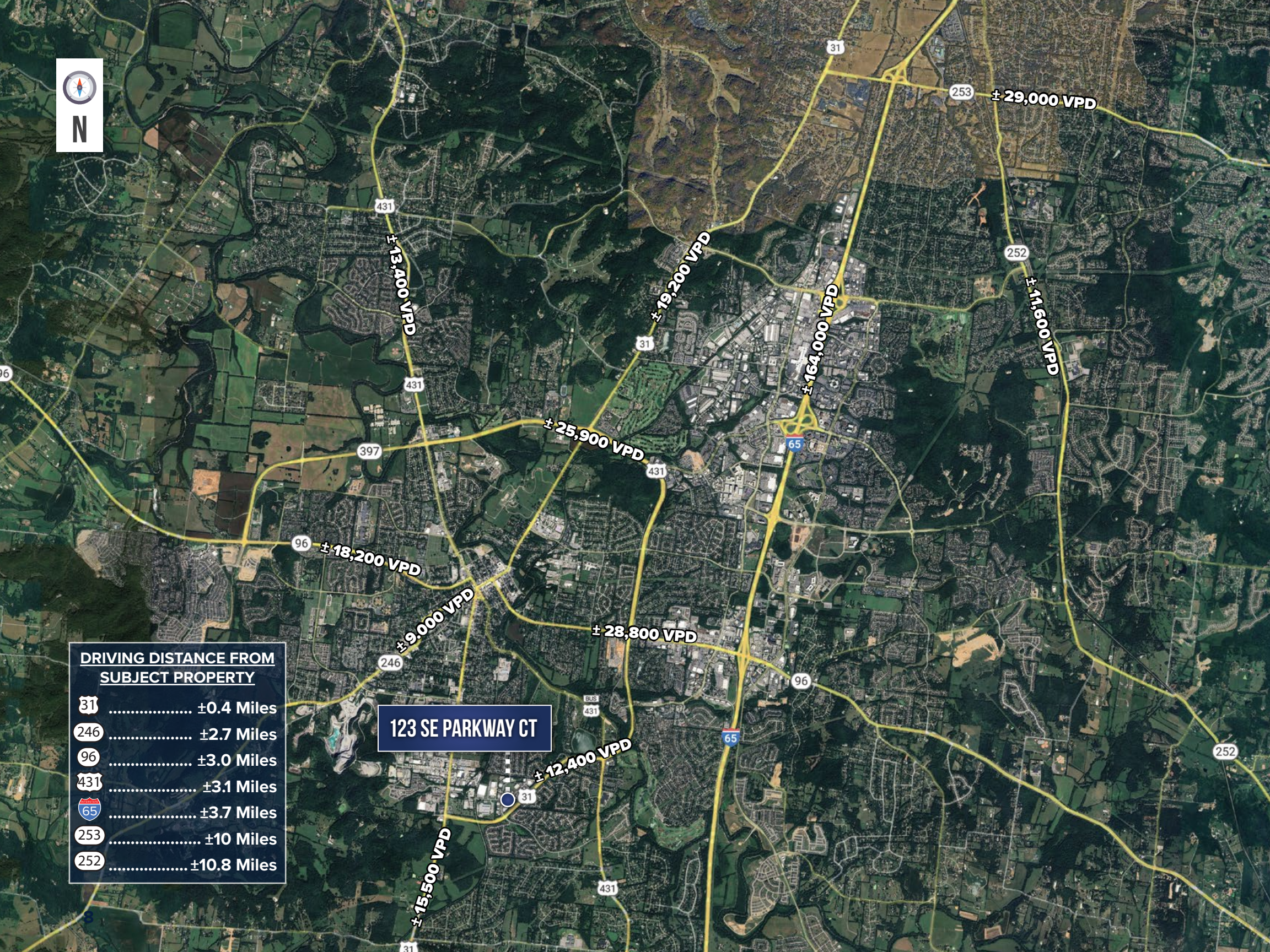


NASHVILLE, TN

±27 MILES

123 SE PARKWAY CT





**DRIVING DISTANCE FROM
SUBJECT PROPERTY**

	.....	±0.4 Miles
	.....	±2.7 Miles
	.....	±3.0 Miles
	.....	±3.1 Miles
	.....	±3.7 Miles
	.....	±10 Miles
	.....	±10.8 Miles

123 SE PARKWAY CT

431
± 13,400 VPD

31
± 19,200 VPD

253
± 29,000 VPD

252
± 11,600 VPD

65
± 164,000 VPD

431
± 25,900 VPD

96
± 18,200 VPD

246
± 9,000 VPD

431
± 28,800 VPD

31
± 15,500 VPD

31
± 12,400 VPD

252



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This Leasing Package contains select information pertaining to the business and affairs of 123 SE Parkway Ct - Suite 120, Franklin, TN, 37064 ("Property"). It has been prepared by Matthews Real Estate Investment Services and may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Neither Owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and

Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package