

FOR SALE OR LEASE

+/- 51,000 - +/- 130,000 SF



CLASS A INDUSTRIAL BUILDING
DELIVERED Q1 2022

810 BEECHCROFT ROAD



PROPERTY HIGHLIGHTS

Phase I: Building I: +/- 51,000 SF (divisible to 25,000 SF)

Phase II: Building II: +/- 130,000 SF or (2) +/- 70,000 SF

Class A reinforced concrete tilt-wall construction

Lease rate: \$8.25/sf NNN

26' clear height

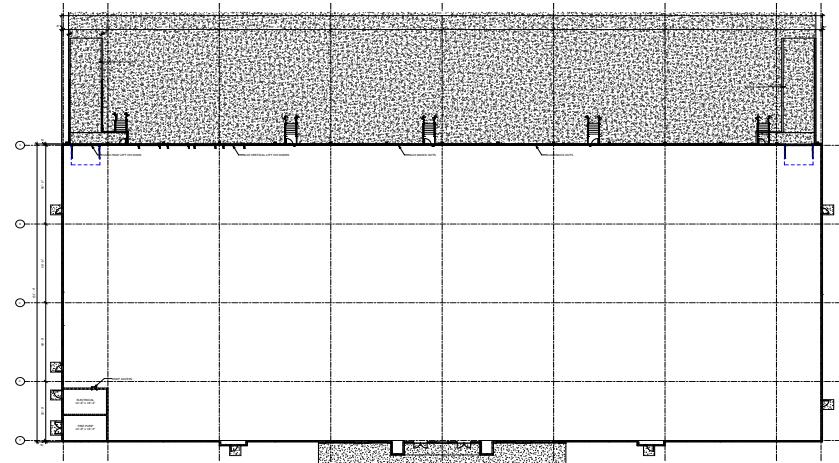
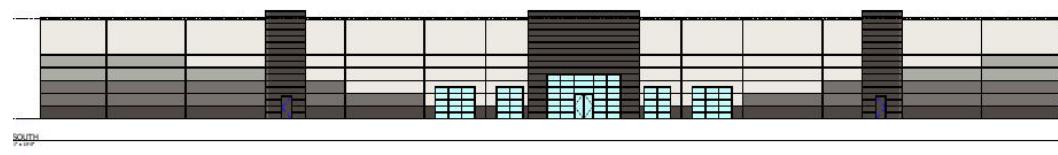
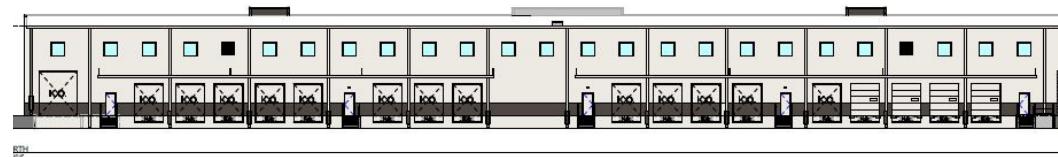
4 dock doors (expandable to 17)

1 grade level door (expandable to 2)

High efficiency lighting

ESFR fire protection

800 amps / 480 V



LOCATION HIGHLIGHTS

Adjacent to GM's Spring Hill plant

7 miles to I-65 via Saturn Parkway Extension

Close proximity to Williamson County

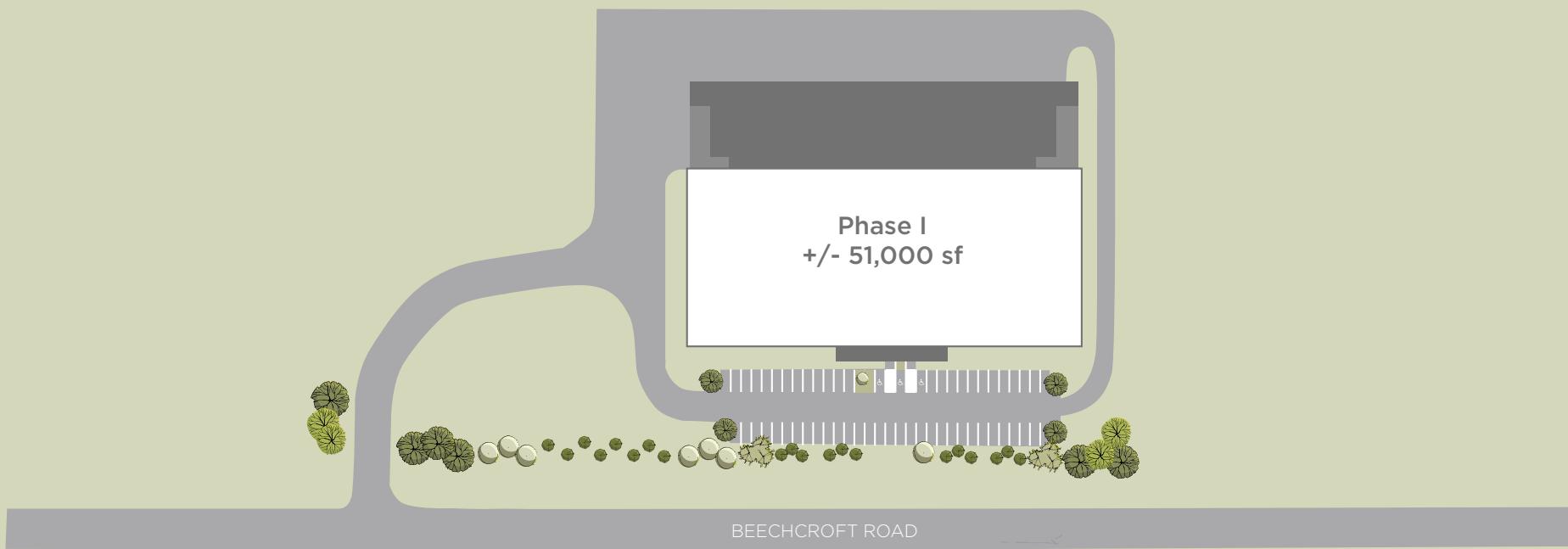
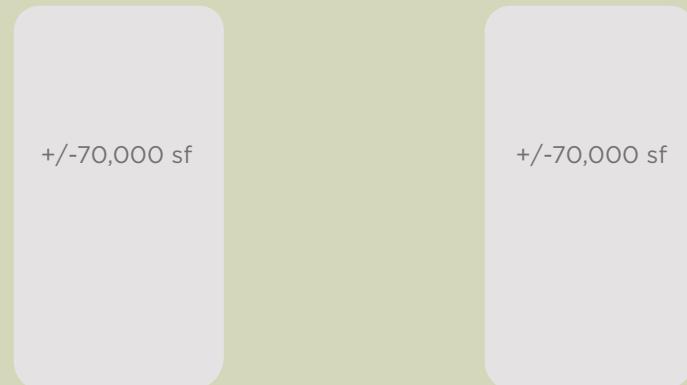
Great labor force

Day's drive to 70% of U.S. markets

Phase II

Option 1: (2) +/- 70,000 sf buildings as shown

Option 2: (1) +/-130,000 sf building



SITE PLAN

CONTACT INFORMATION

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