

FOR SALE OR LEASE

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



CLASS A INDUSTRIAL BUILDING

**DELIVERED Q1 2022**

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810 BEEHCROFT 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

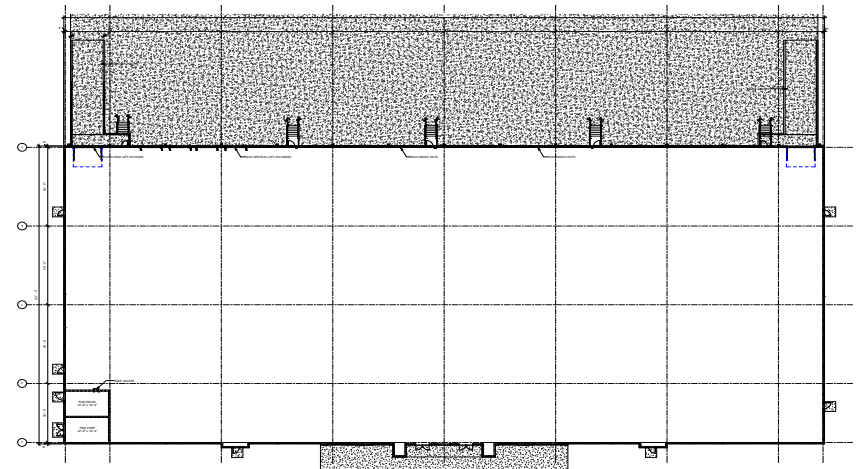
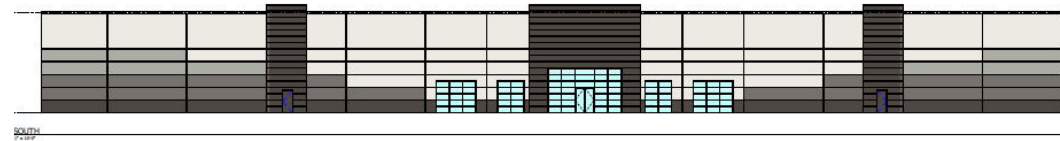
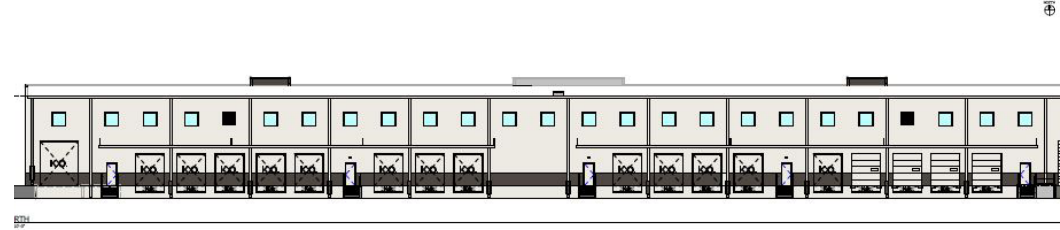
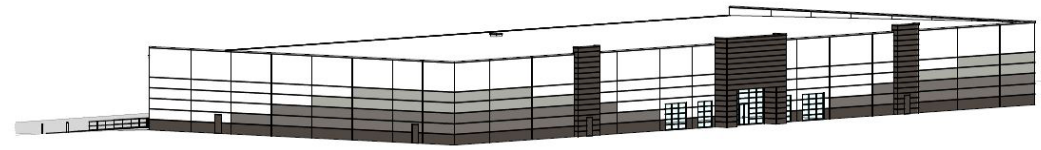
Adjacent to GM's Spring Hill plant

7 miles to I-65 via Saturn Parkway Extension

Close proximity to Williamson County

Great labor force

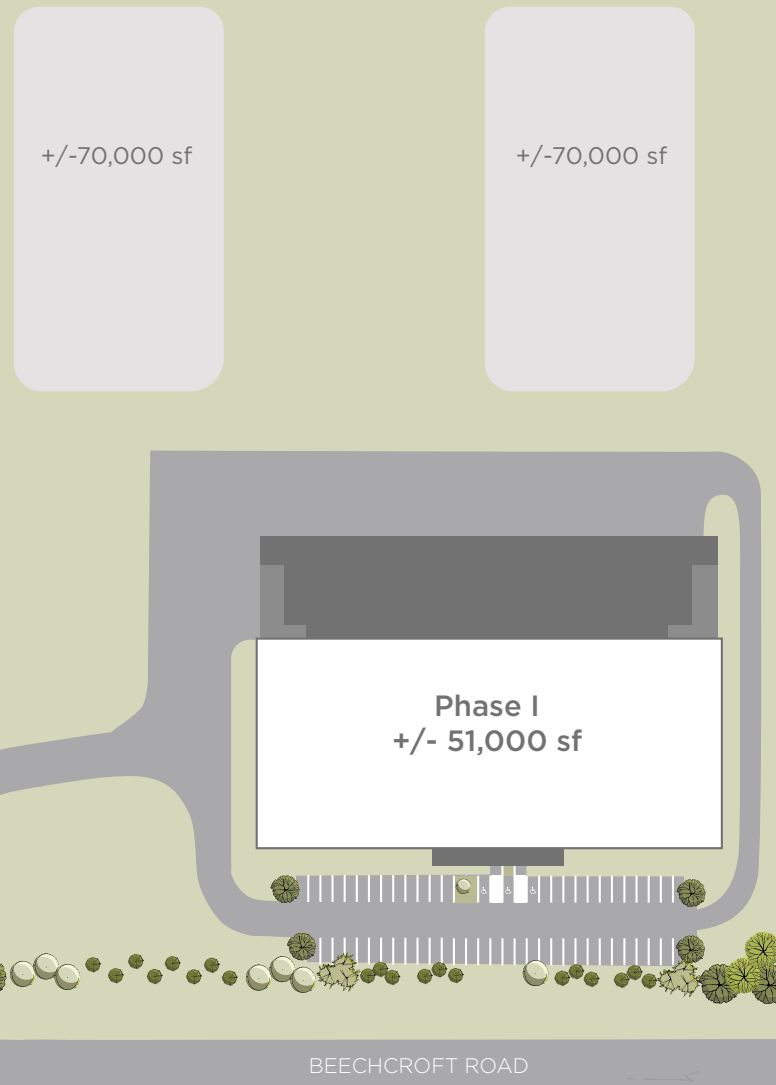
Day's drive to 70% of U.S. markets



## 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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