

OUTDOOR STORAGE OR TRUCK/TRAILER PARKING ON ±14.93 ACRES  
**SALE OR LEASE**

**CHARLES  
HAWKINS CO.**  
Commercial Real Estate Services



±14.93 AC

**151 Jefferson Pike**  
La Vergne, TN

Robert Stout, SIOR  
Shareholder, First Vice President  
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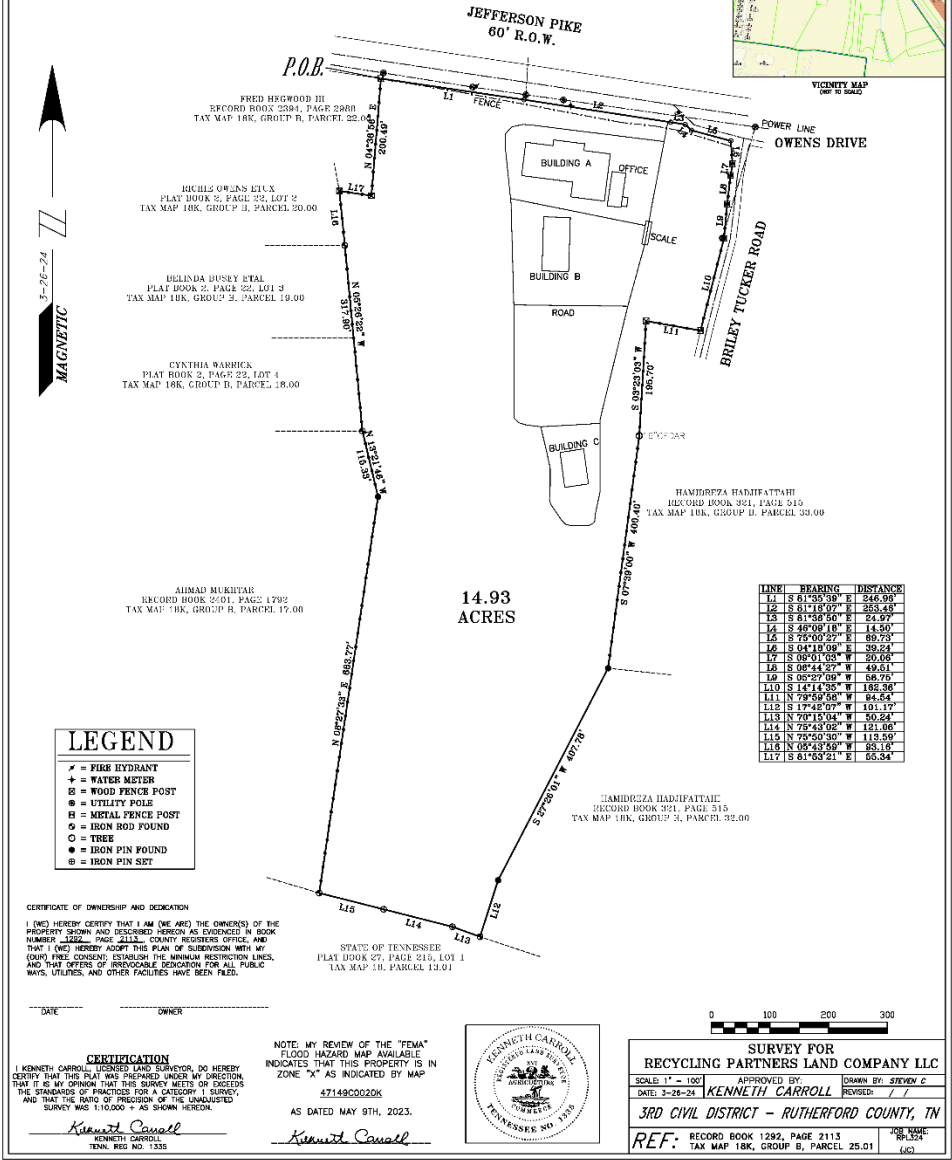
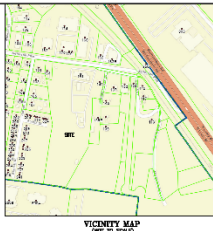
# SALE OR LEASE

## OUTDOOR STORAGE OR TRUCK/TRAILER PARKING

±14.93 AC

<b>OPPORTUNITY</b>	Outdoor Storage or Truck/Trailer Parking	<b>AIRPORT</b>	Adjacent to the Smyrna/Rutherford Co. Airport
<b>ZONING</b>	I-3 Industrial District (unique/special zoning)	<b>LOCATION</b>	Active industrial corridor in La Vergne, TN
<b>ACREAGE</b>	±14.93 Acres	<b>LEASE RATE</b>	Contact Brokers
<b>SQUARE FOOTAGE</b>	Approximately ±13,500 SF of industrial/truck service buildings <ul style="list-style-type: none"><li>o Building A: ±9,800 SF</li><li>o Building B: ±3,800 SF</li><li>o Building C: ±2,400 SF</li></ul>	<b>SALE PRICE</b>	\$10,995,000

**CARROLL LAND SURVEYING**  
 495 EAST MAIN STREET, SUITE 1  
 HOHENWALD, TN 38462  
 PHONE: (931)796-1654  
 FAX: (931)796-1651  
 EMAIL: CSURVEY@BELLSOUTH.NET

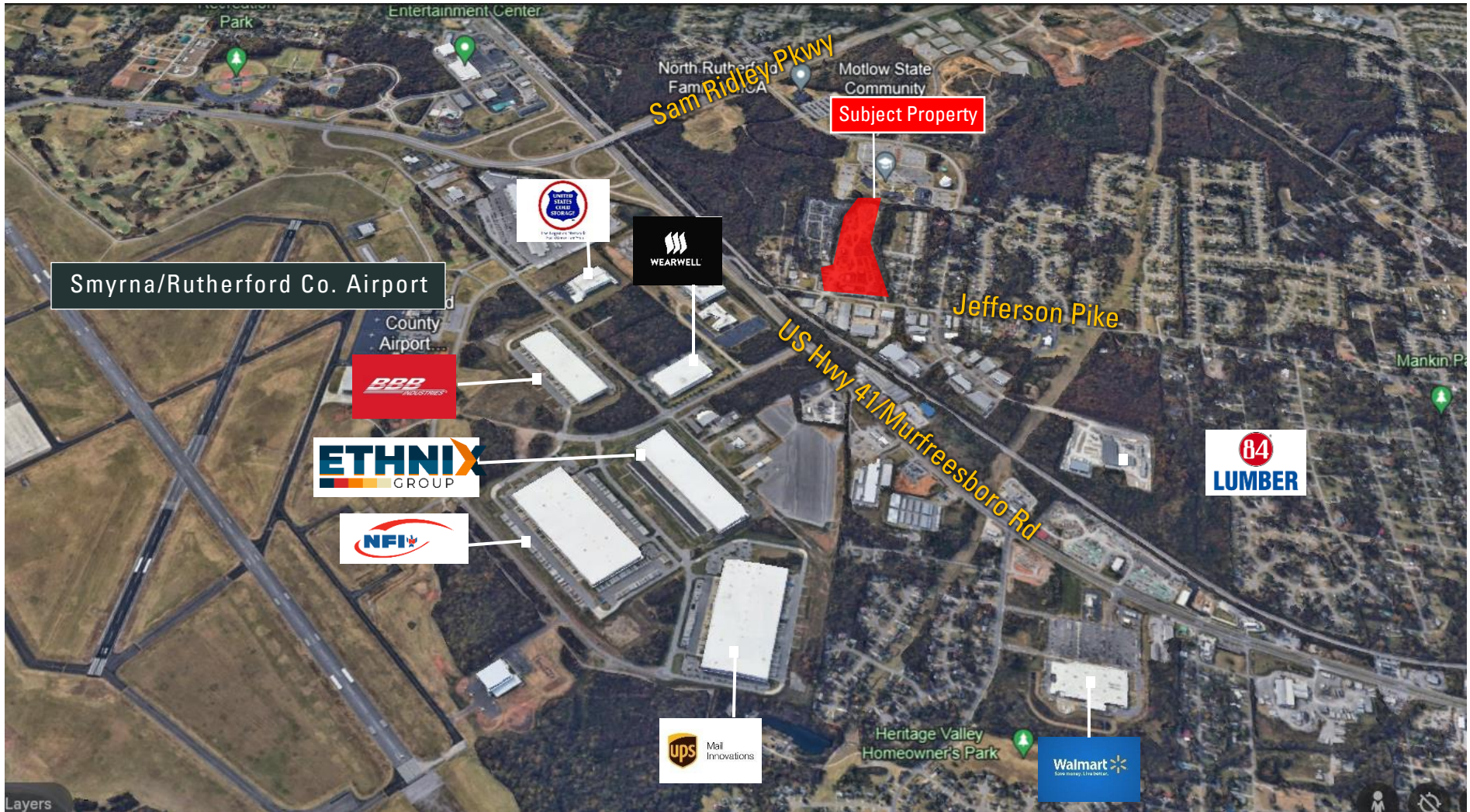


AERIAL

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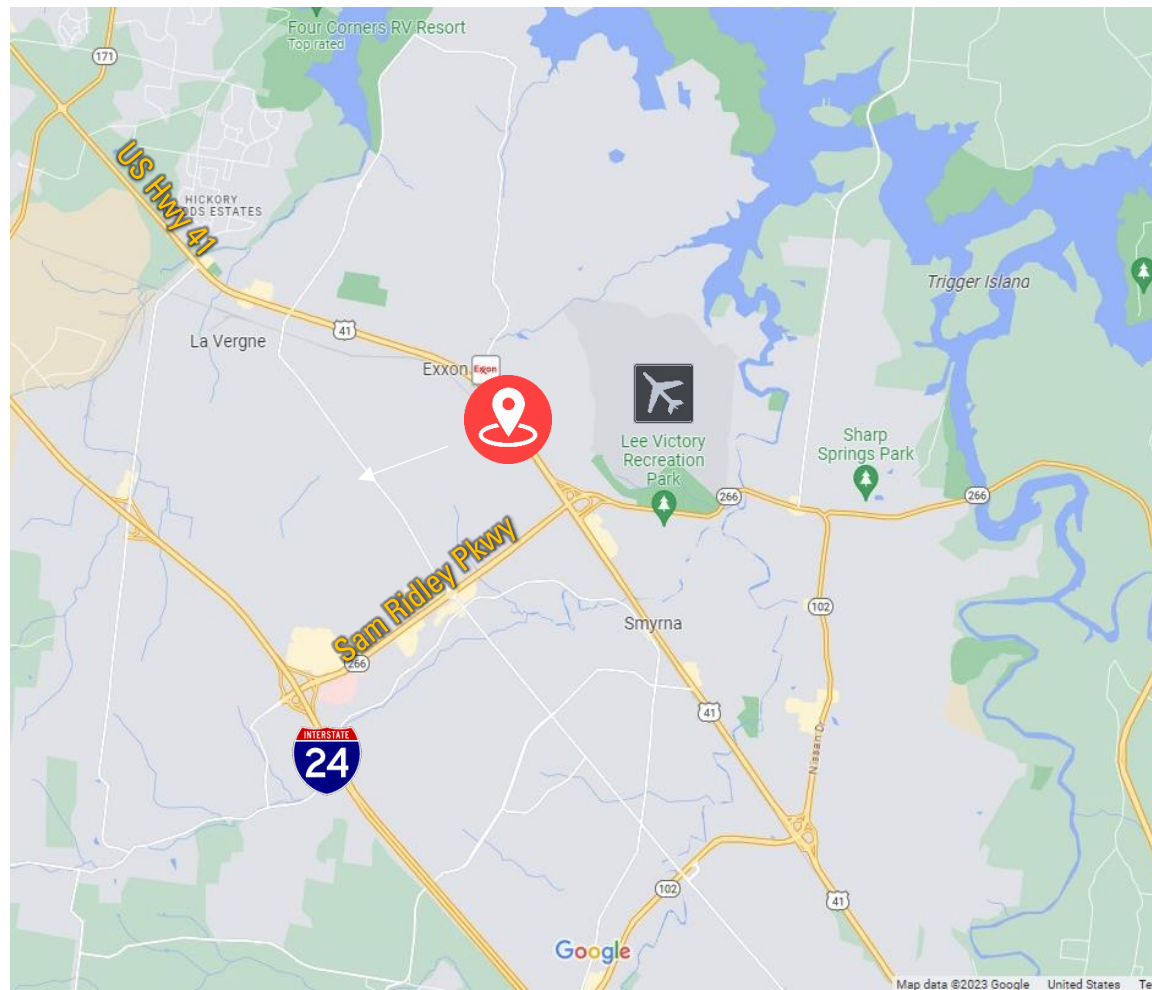
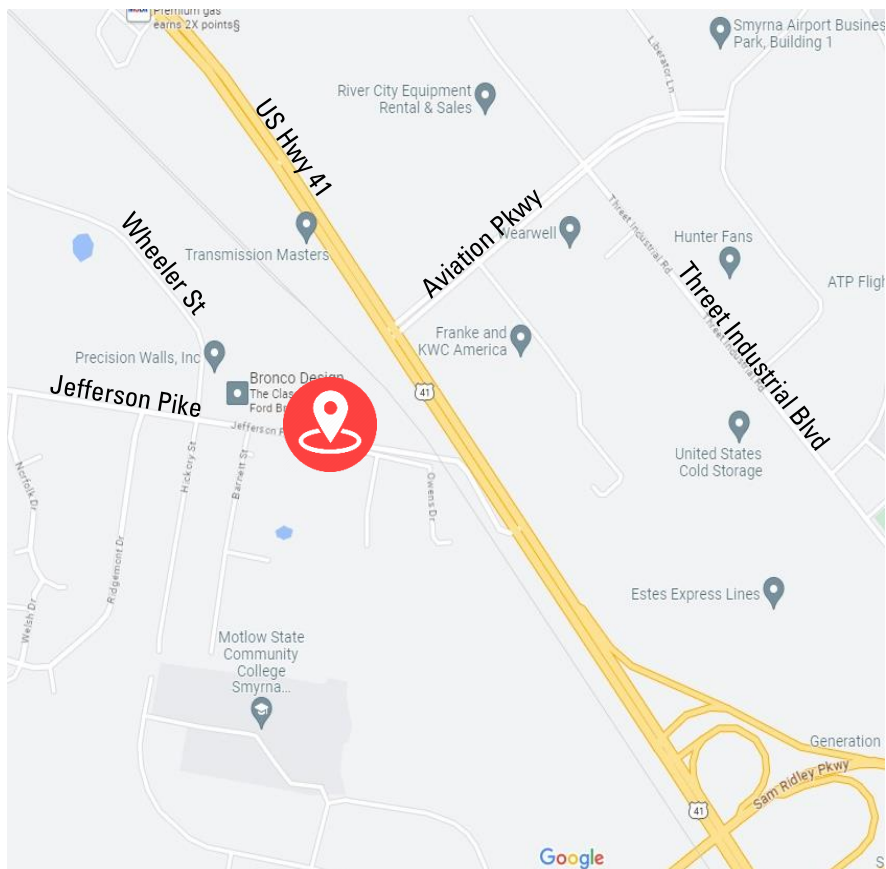


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# LOCATION MAPS

OUTDOOR STORAGE OR TRUCK/TRAILER PARKING ON ±14.93 ACRES



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