



Jeff Thomas, CCIM
First Vice President

C: (615) 417-3337
jthomas@charleshawkinsco.com

Michael W. Groos
First Vice President

O: (615) 345-7218
mgroos@charleshawkinsco.com

FOR SALE

±76,890 SF Industrial Building

103 Sam Watkins Blvd, Mt. Pleasant, TN 38474

103 Sam Watkins Blvd, Mt. Pleasant, TN 38474

The site is centrally located south of Nashville and is a short distance away from several major cities. The site is positioned in the Cherry Glen Industrial Park in Mt. Pleasant off Lawrenceburg Hwy,

This is a prime industrial purchase opportunity in a growing market south of Nashville. Hwy 43/in front of Lawrenceburg Hwy

Site is less than 2 miles to the Maury County Regional Airport.

The current in-place lease expires January 20th, 2027.

Property Information

| | |
|-----------------|--|
| Space Available | ±76,890 SF the building was designed to be expandable up to an additional 60,000 SF |
| Lot Size | ±12.03 AC |
| Zoning | Zoned M-1: Light Manufacturing |

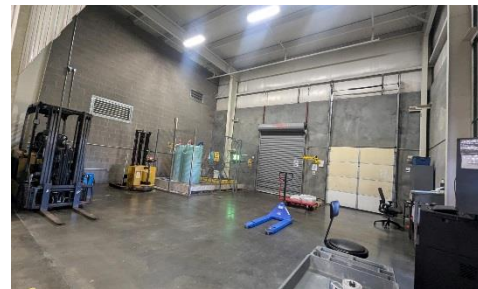
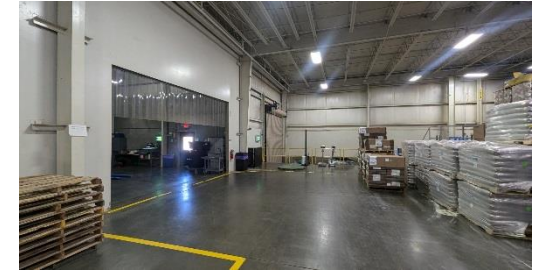
SALE PRICE

\$6,250,000

SPECIFICATIONS

- ±11,000 SF Office
- ±65,890 SF Production
- (4) Dock High Doors
- Interior Dock
- Drive-in Door with concrete ramp
- T-8 Lighting
- 3000 Amp 480 Volt electrical service
- Flammables storage room
- Car Parks: 50 Front & 64 Rear

**CHARLES
HAWKINS CO.**



AERIAL



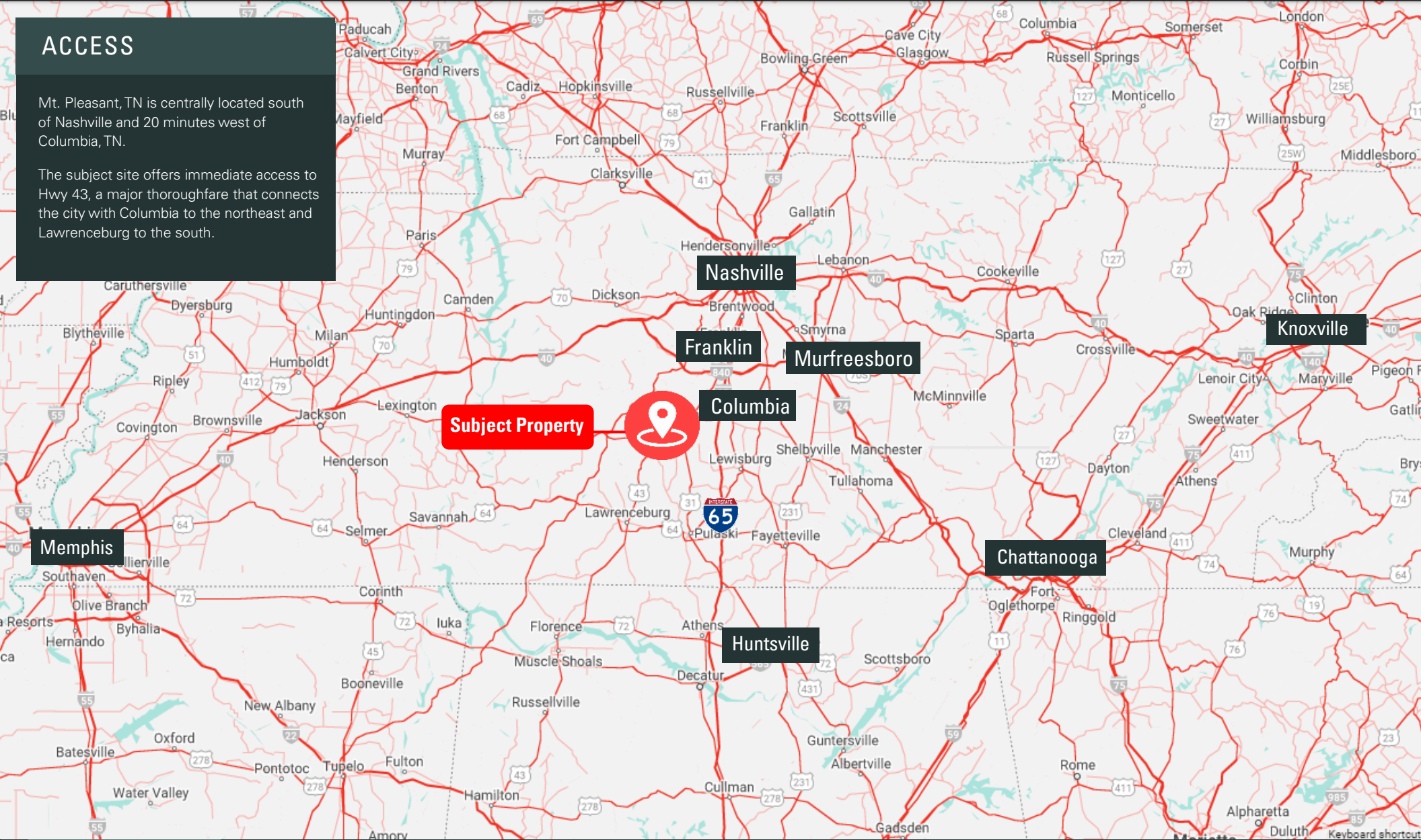
Subject Property
103 Sam Watkins Blvd

CHARLES
HAWKINS CO.

ACCESS

Mt. Pleasant, TN is centrally located south of Nashville and 20 minutes west of Columbia, TN.

The subject site offers immediate access to Hwy 43, a major thoroughfare that connects the city with Columbia to the northeast and Lawrenceburg to the south.



DISTANCES

| Nashville | Franklin | Murfreesboro | Knoxville | Chattanooga | Huntsville | Memphis |
|-----------|----------|--------------|-----------|-------------|------------|-----------|
| 56 miles | 40 miles | 59 miles | 230 miles | 157 miles | 88 miles | 191 miles |



103 Sam Watkins Blvd, Mt. Pleasant, TN 38474

Jeff Thomas, CCIM
First Vice President

C: (615) 417-3337
jthomas@charleshawkinsco.com

Michael W. Groos
First Vice President

O: (615) 345-7218
mgroos@charleshawkinsco.com

**CHARLES
HAWKINS CO.**

760 Melrose Ave, Nashville, TN
O: (615) 256-3189
www.charleshawkinsco.com