

CHARLES HAWKINS CO.



SALE OR LEASE

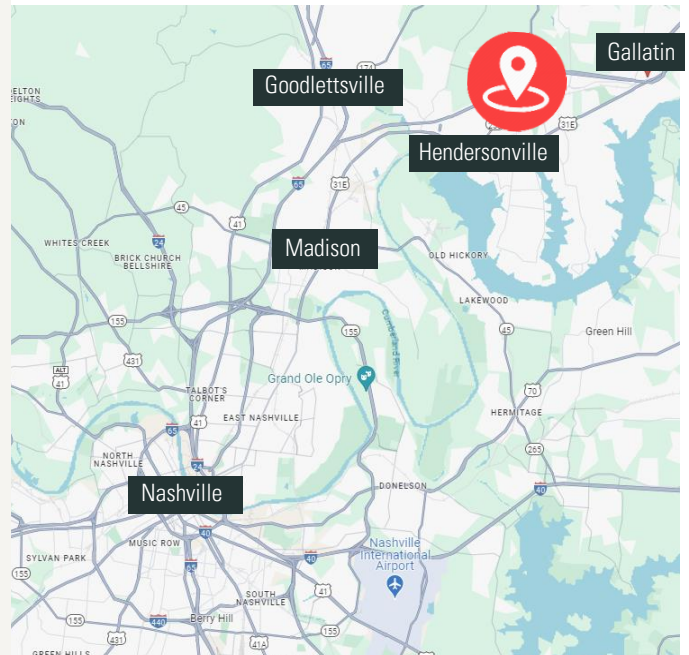
±12,600 SF on 1.66 Acres

Industrial Building Available in the Heart of Hendersonville

330 Rockland Road, Hendersonville, TN 37075

HIGHLIGHTS

- ±12,600 SF on 1.66 Acres
- Pricing: Contact Brokers
- **Outdoor Storage Available**
- (5) Drive-in Doors
- Pull-Through Access
- 100% Climate Controlled
- Located in an established business corridor in Hendersonville
- Immediate access to Vietnam Veterans Blvd
- Quick access to I-65 and the Nashville interstate network
- Approximately 20 minutes to Downtown Nashville



Bridger Smith, SIOR
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Sumner County

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PROPERTY PHOTOS



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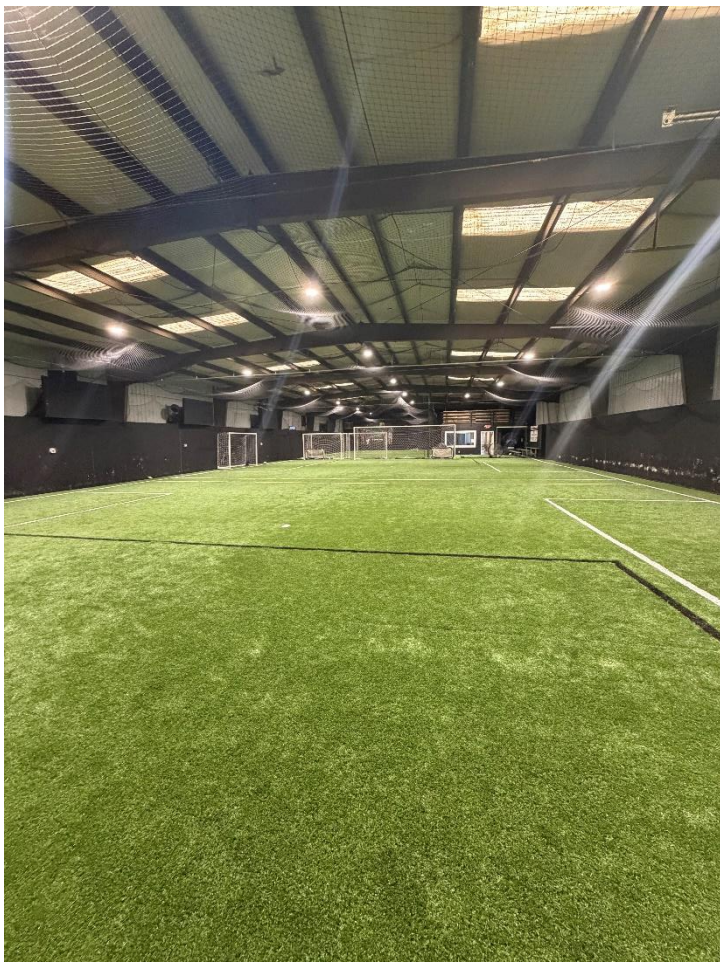
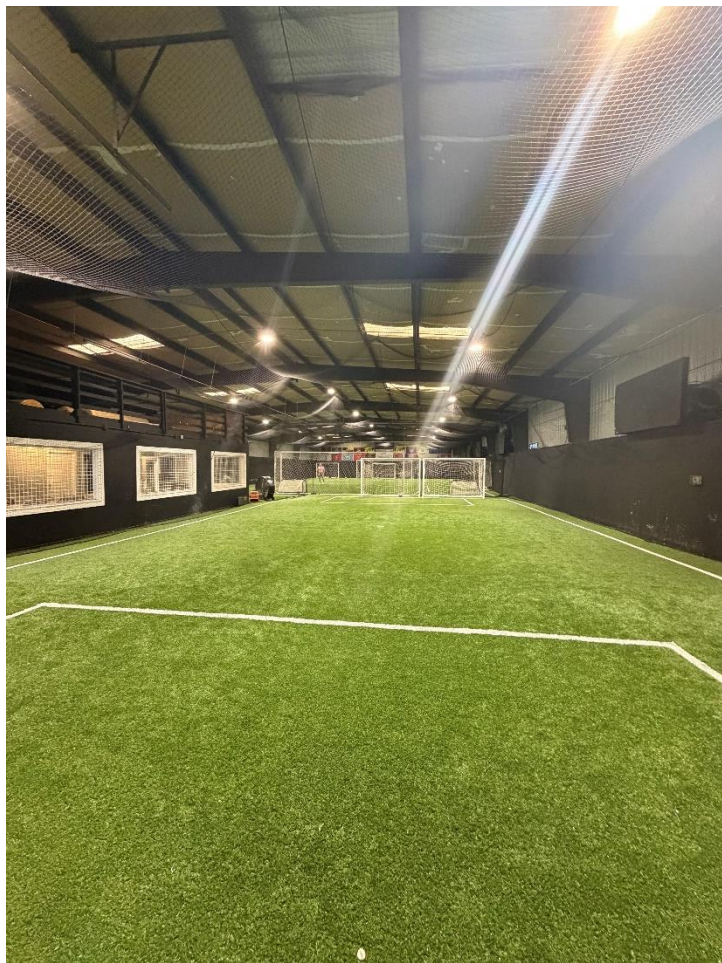
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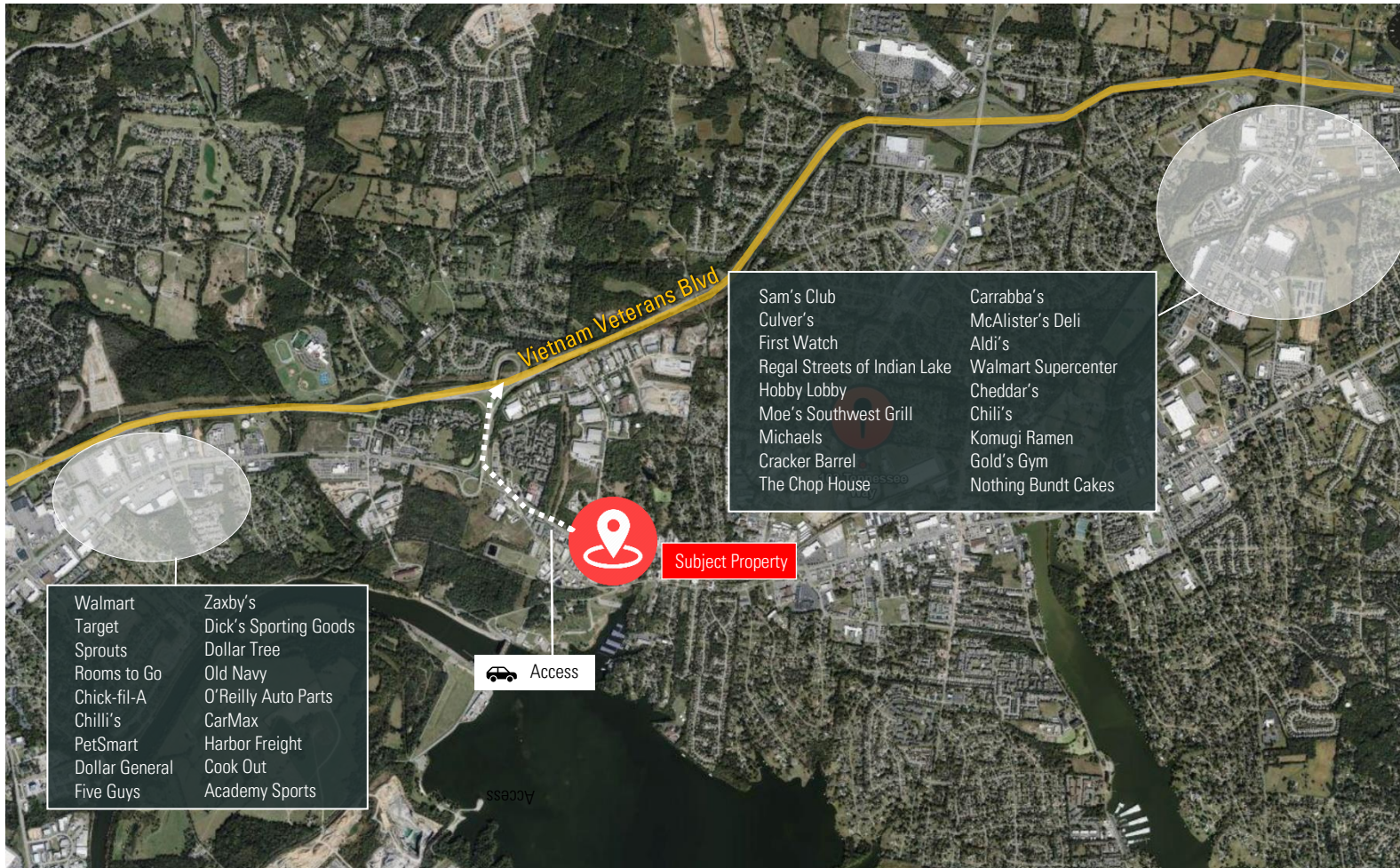
Strategic Hendersonville Location

Located within Hendersonville's premier industrial and commercial corridor.

Minutes from **Vietnam Veterans Boulevard (State Route 386)**, providing quick connections to **Interstate 65**, Downtown Nashville, Gallatin, and the greater Nashville metropolitan area.

Approximately:

- 5 minutes to Vietnam Veterans Blvd SR-386
- 15 minutes to I-65
- 20-25 minutes to Downtown Nashville
- 25 minutes to Nashville International Airport



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