

FOR SALE OR LEASE
25,000SF-137,340SF (DIVISIBLE)



AIRPORT ROAD INDUSTRIAL CENTER

AIRPORT ROAD | GALLATIN, TN

CONCEPTUAL SITE PLAN A

AIRPORT ROAD INDUSTRIAL CENTER



BUILDING 1 OPPORTUNITIES

CUSTOMIZABLE TO TENANT NEEDS

AS SHOWN ABOVE:

- Available SF: Up to 137,340
- Building Dimensions: 250' X 560'
- Column Spacing: 48' X 56' (60' Speedbay)
- Truck Court: 133' Truck Court; 60' Apron
- Parking: 114
- Dock Doors: 22
- Drive-In Ramps: 2

BUILDING FEATURES

SITE APPROVED FOR INDUSTRIAL ZONING



PROPERTY HIGHLIGHTS

- Mass Graded Site with Off-Site Stormwater Area
- Available Full Building or Multi-Tenant
- Flexible Floor Plan Options
- Excellent Location - Access to Hwy. 109
- All Utilities to the Site
- Efficient Site Layout - Flat Topography
- Shared Access Drive Installed
- Fully Entitled for Industrial with City of Gallatin - Direct to Engineering Permits

Location: Gallatin, TN

Land Size: 8.3 +/- Acres

Topography: Mass Graded

Jurisdiction: City of Gallatin - Sumner County

Zoning: IR (Restrictive Industrial District) & IG (General Industrial District)

Access & Frontage:

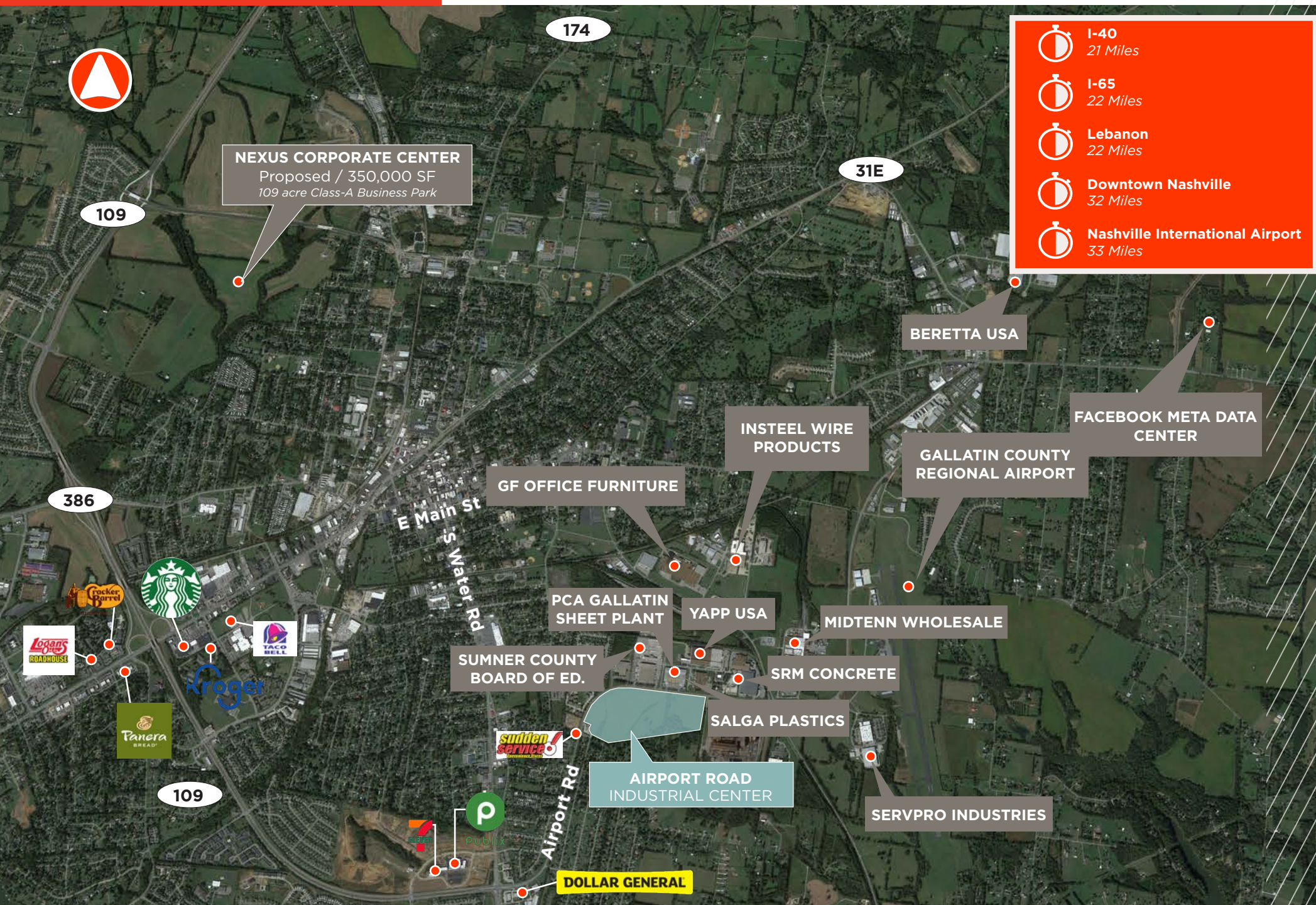
Outstanding visibility; frontage on Airport Rd.; shared access to Airport Rd. already installed direct access to Highway 109 & Vietnam Veteran's Parkway

Utilities:

Electric - Gallatin Department of Electricity
Gas - Gallatin Public Utilities
Sewer - Gallatin Public Utilities
Water - Gallatin Public Utilities
Telecom - AT&T or Xfinity

PROPERTY AERIAL MAP

AIRPORT ROAD INDUSTRIAL CENTER



I-40
21 Miles



I-65
22 Miles



Lebanon
22 Miles



Downtown Nashville
32 Miles



Nashville International Airport
33 Miles

BTS EXPERIENCE

MIDSIZE

AIRPORT ROAD INDUSTRIAL CENTER



NATIONAL INDOOR RV CENTERS

Lebanon, TN
189,350 SF



PELLA WINDOWS & DOORS

Cranberry Township, PA
39,550 SF



NORD-LOCK GROUP

Findlay Township, TN
120,000 SF



NEHEMIAH MANUFACTURING

Cincinnati, OH
180,600 SF



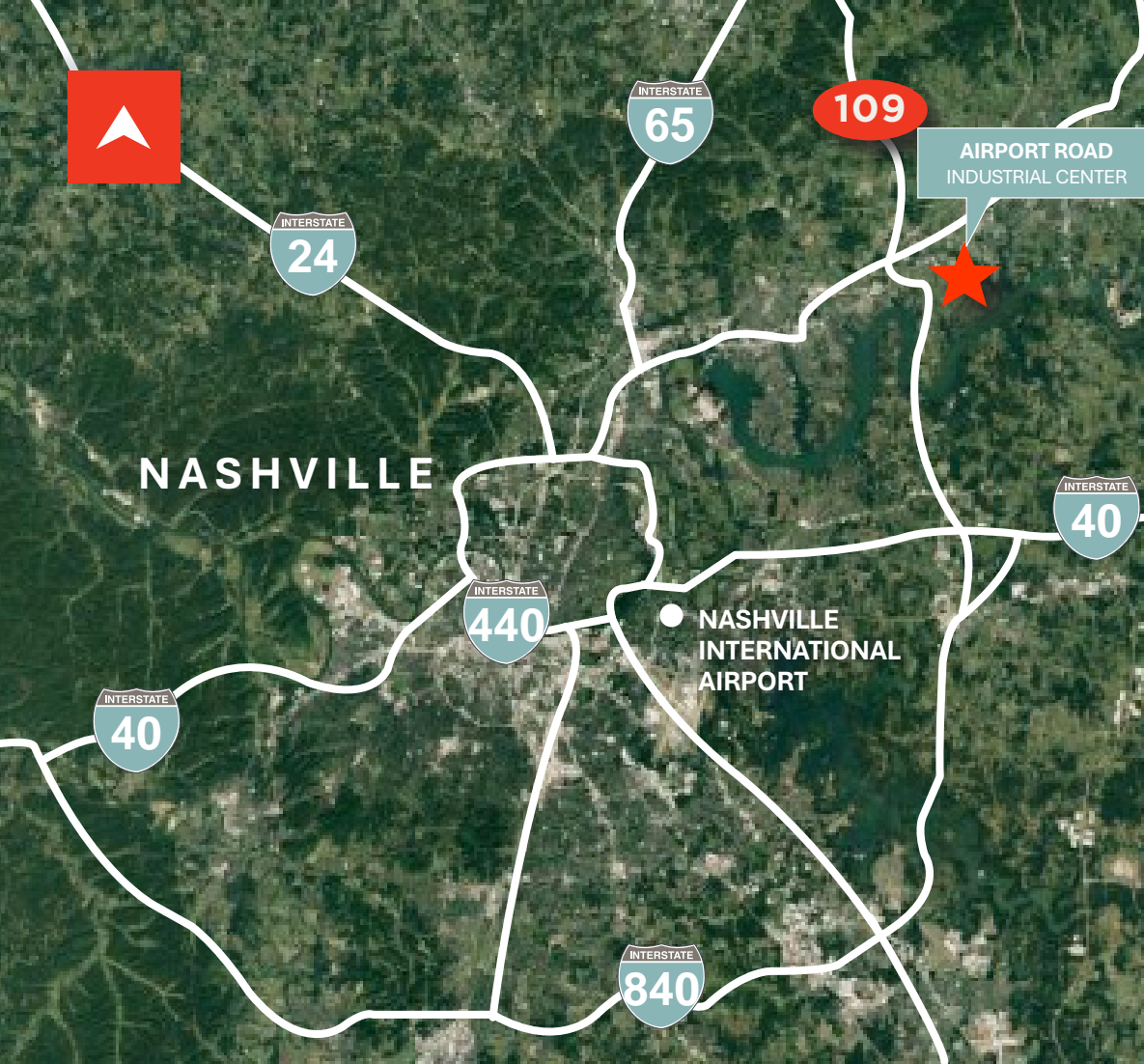
POWELL VALVES

Cincinnati, OH
46,000 SF



PEPSI CO

Allegheny County, PA
147,548 SF



NASHVILLE LOGISTICS BY THE NUMBERS



50%
of the US population lives within 650 miles
(1-day trucking distance)



12 MILLION PEOPLE
live within a 2.5 hour drive of Nashville



1 OF ONLY 6
US cities with 3 major interstates
converging: I-24, I-65, I-40



NASHVILLE MSA IS THE #8
fastest growing major MSA in the USA
(1.9 Million residents; 86 new residents per day)



SUMNER COUNTY'S POPULATION GREW
24.4% from the 161,226 people who lived there
in 2010 to 2021.

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