

FOR SALE
57,998 SF



DEPOT SQUARE

254 W EASTLAND AVE & 370 POWELL ST | GALLATIN, TN 37066

INDUSTRIAL OPPORTUNITY IN THE NORTH SUBMARKET

PROPERTY HIGHLIGHTS

ASKING PRICE

\$4,250,000 / \$73.28 PSF



AVAILABLE: Q4 - 2025

TOTAL SF: Approx.57, 998 SF

PARCEL ID'S: 113N-G-001.00 (Building)
113N-G-023.00 (Land)

YEAR BUILT: Recently Improved / Built in 1930

COUNTY: Sumner County

LAND: 3.050 Total Acres
Building - 1.75 Acres & Lot - 1.10 Acres

SUBMARKET: Industrial - North Submarket

ZONING: CG - Commercial General

PROPERTY HIGHLIGHTS



TOTAL SF:	+/-57,998 SF
OFFICE SF:	+/-7,294 SF
WAREHOUSE SF:	+/- 32,508 SF w/ +/-18,236 SF Basement
ROOF:	New Metal Roof on Office Side (2024)
CLEAR HEIGHT:	14' Clear, 16' to Deck Basement +/-8' Clear, +/-9' to Deck
SPRINKLER SYSTEM:	WET System
HVAC:	Office Only
LIGHTING:	LED, (+/-10% Motion Censored)
POWER:	3 Phase/2,700 AMPS/ 208V to Building (480V Capability)
DOCK HIGH:	5 Dock High - 4 x (8'W x 9'H) & 1 Exterior Platform (16'8"W x 14'H)
DRIVE-IN:	2 Grade Level Motorized Drive-Ins 8'W x 8'H & 10'W x 12' H
PARKING:	180 Auto Spaces (Building Parcel Only)
TRUCK COURT:	200' Truck Court
UTILITIES:	City of Gallatin

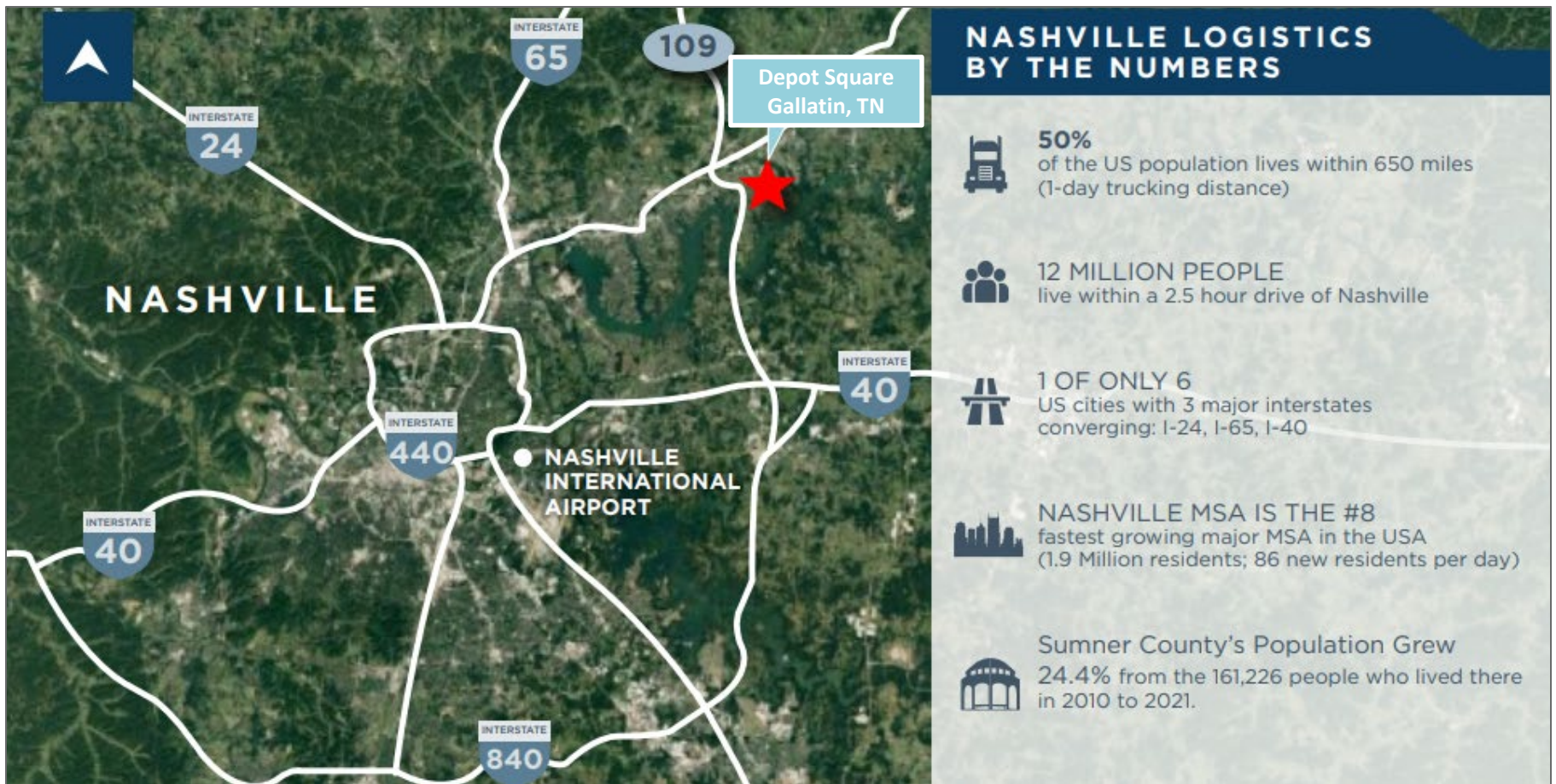
RECENT IMPROVEMENTS

- **New Metal Roof (Office Side)**
- **Added Shipping Office to Warehouse**
- **New Fire Valves**
- **2 New Mobile Docks (Specs TBD)**
- **New Fence & Gates around Property**
- **Replaced Front Entrance Steps**
- **Replaced Office Glass at Front of Building**
- **Replaced 3 Double Door Units**
- **Repaved Parking Lot**
- **Potential +/-10,000 SF Outbuilding**



LOCATION OVERVIEW

Gallatin, Tennessee, is a rapidly growing city and the county seat of Sumner County, strategically located along the Cumberland River, approximately 30.6 miles northeast of Nashville. Established in 1802 and named after U.S. Secretary of the Treasury Albert Gallatin, the city has seen significant population and economic growth, with its population increasing from 30,278 in 2010 to 44,431 in 2020. Gallatin offers a strong industrial infrastructure, pro-business environment, and convenient access to major transportation routes, making it an ideal location for industrial development and operations.





CONTACT INFORMATION

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