

FOR LEASE

New Construction Available 2021

- Building I: $\pm 179,050$ SF (Divisible to $\pm 23,520$ SF)
- Located Adjacent to GM's Spring Hill Plant

3550 Cleburne Road, Spring Hill, TN 37174



SPRING HILL INDUSTRIAL PARK (SHIP)

RENDERING BUILDING I

HIGHLIGHTS

- Building I: $\pm 179,050$ SF (Divisible to 23,520 SF)
- Zoned: L-I
- $\pm 100+$ Acre site; can accommodate 1,000,000 SF
- Concrete tilt-wall construction
- (2) Potential rail spur options (CSX)
- Located adjacent to GM's Spring Hill Plant
- ± 7 miles to I-65 via now open Saturn Pkwy extension
- **Outstanding e-commerce location with proximity to desirable demographics in Williamson County**



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Exclusively listed by:
Charles Hawkins Co.
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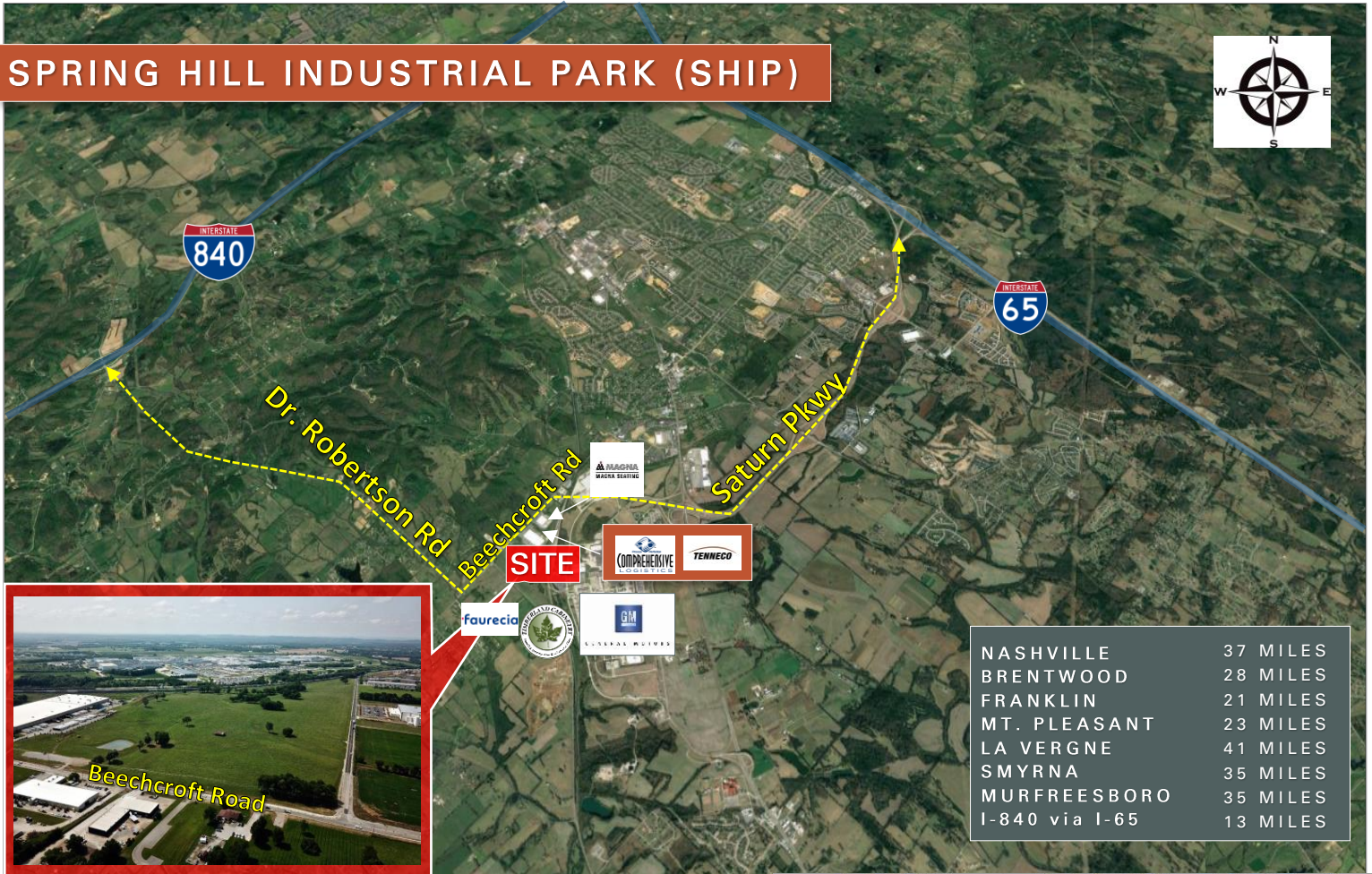
For Lease
 ±179,050 SF
 SHIP Building I

Spring Hill Industrial Park (SHIP)
 3550 Cleburne Road
 Spring Hill, TN 37174
 Maury County

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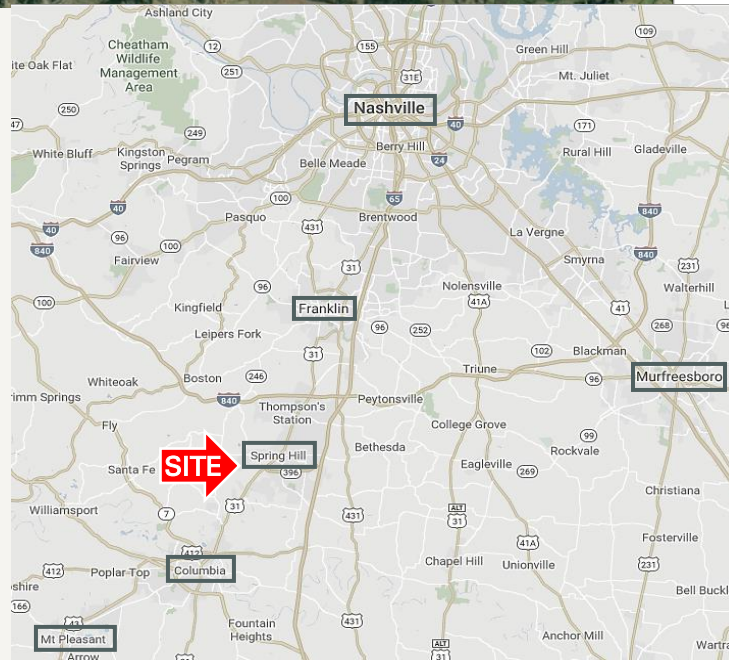
AERIAL

SPRING HILL INDUSTRIAL PARK (SHIP)



LOCATION HIGHLIGHTS

- Located in Fast Growing Spring Hill
- Great Labor Force
- Industrial Property Close to Franklin & Cool Springs
- Within A Day's Drive To 70% Of US Markets
- Outstanding e-commerce location
- Modern Class-A Industrial Park



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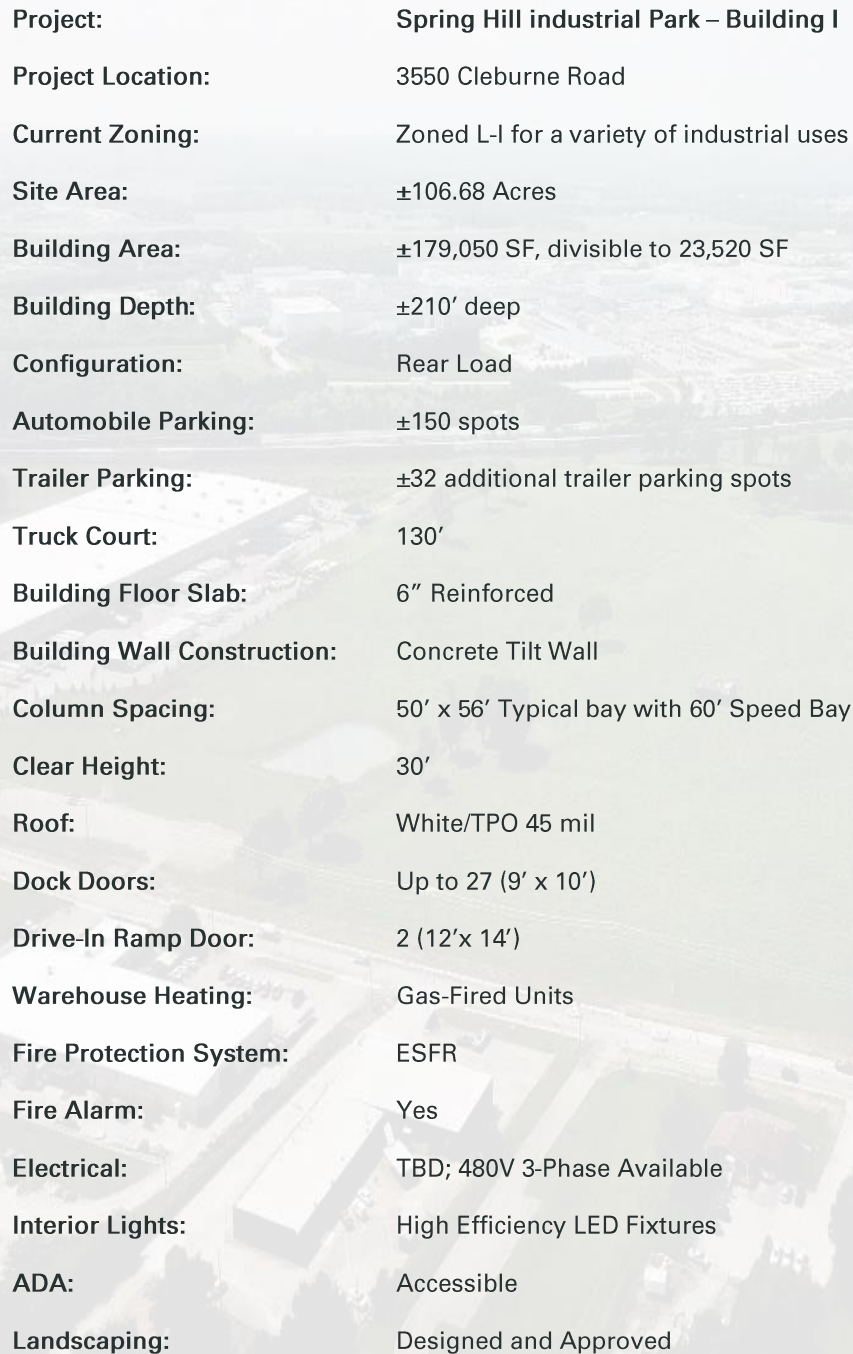
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For Lease
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SHIP Building I

Spring Hill Industrial Park (SHIP)
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SHIP BUILDING I SPECIFICATIONS: ±179,050 SF



Project:	Spring Hill industrial Park – Building I
Project Location:	3550 Cleburne Road
Current Zoning:	Zoned L-I for a variety of industrial uses
Site Area:	±106.68 Acres
Building Area:	±179,050 SF, divisible to 23,520 SF
Building Depth:	±210' deep
Configuration:	Rear Load
Automobile Parking:	±150 spots
Trailer Parking:	±32 additional trailer parking spots
Truck Court:	130'
Building Floor Slab:	6" Reinforced
Building Wall Construction:	Concrete Tilt Wall
Column Spacing:	50' x 56' Typical bay with 60' Speed Bay
Clear Height:	30'
Roof:	White/TPO 45 mil
Dock Doors:	Up to 27 (9' x 10')
Drive-In Ramp Door:	2 (12' x 14')
Warehouse Heating:	Gas-Fired Units
Fire Protection System:	ESFR
Fire Alarm:	Yes
Electrical:	TBD; 480V 3-Phase Available
Interior Lights:	High Efficiency LED Fixtures
ADA:	Accessible
Landscaping:	Designed and Approved

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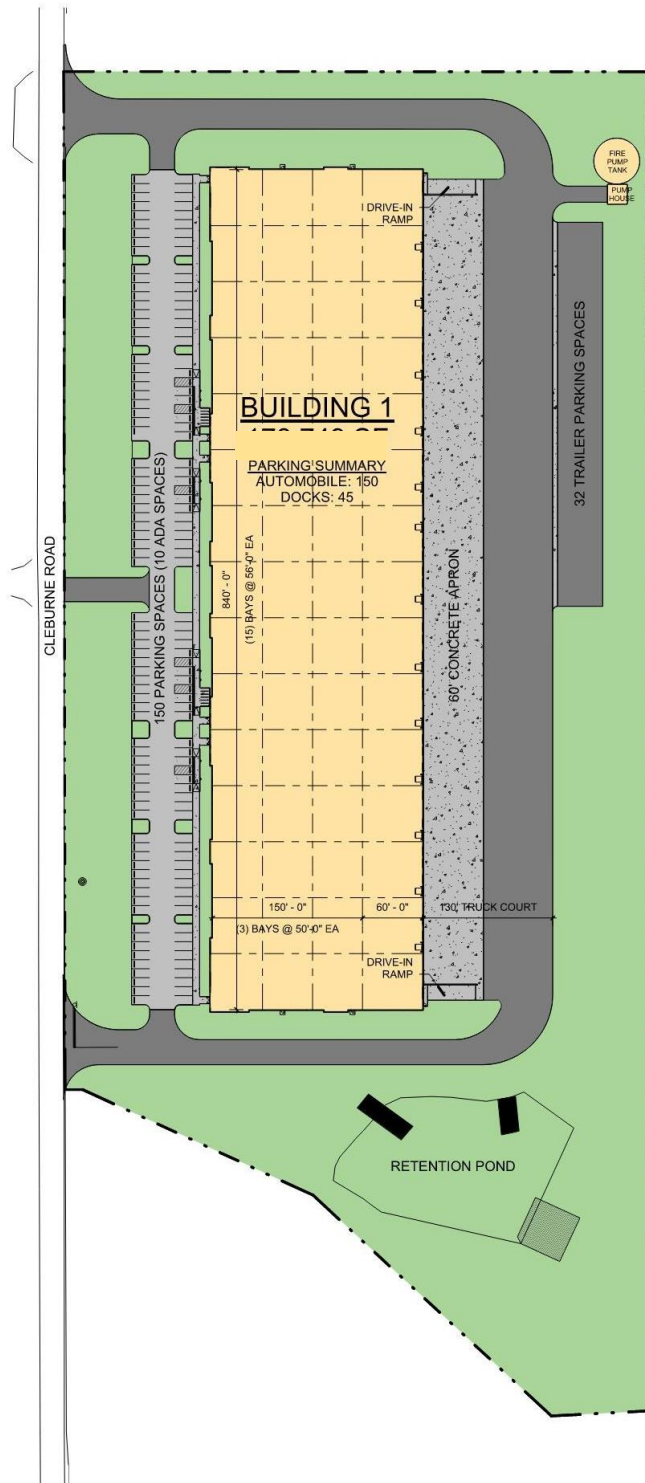
For Lease
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SHIP Building I

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SPRING HILL INDUSTRIAL PARK (SHIP)

BUILDING I SITE PLAN: ±179,050 SF



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SHIP Building 1

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SPRING HILL INDUSTRIAL PARK (SHIP)

MASTER PLAN



CURRENT PROGRESS
Building 1

UNDER CONSTRUCTION



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