

FOR LEASE

New Construction Available 2021

- Phase I: ±178,749 SF

Located Adjacent to GM's Spring Hill Plant

3350 Cleburne Road, Spring Hill, TN 37174



HIGHLIGHTS

- Phase I: ±178,749 SF (divisible to 22,500 SF)
- Zoned: L-I
- ±100+ Acre site
- Utilities to the site
- (2) Potential rail spur options (CSX)
- Beechcroft Road and Cleburne Road were recently widened and paved
- Power station nearby
- Located adjacent to GM's Spring Hill Plant
- ±7 miles to I-65
- 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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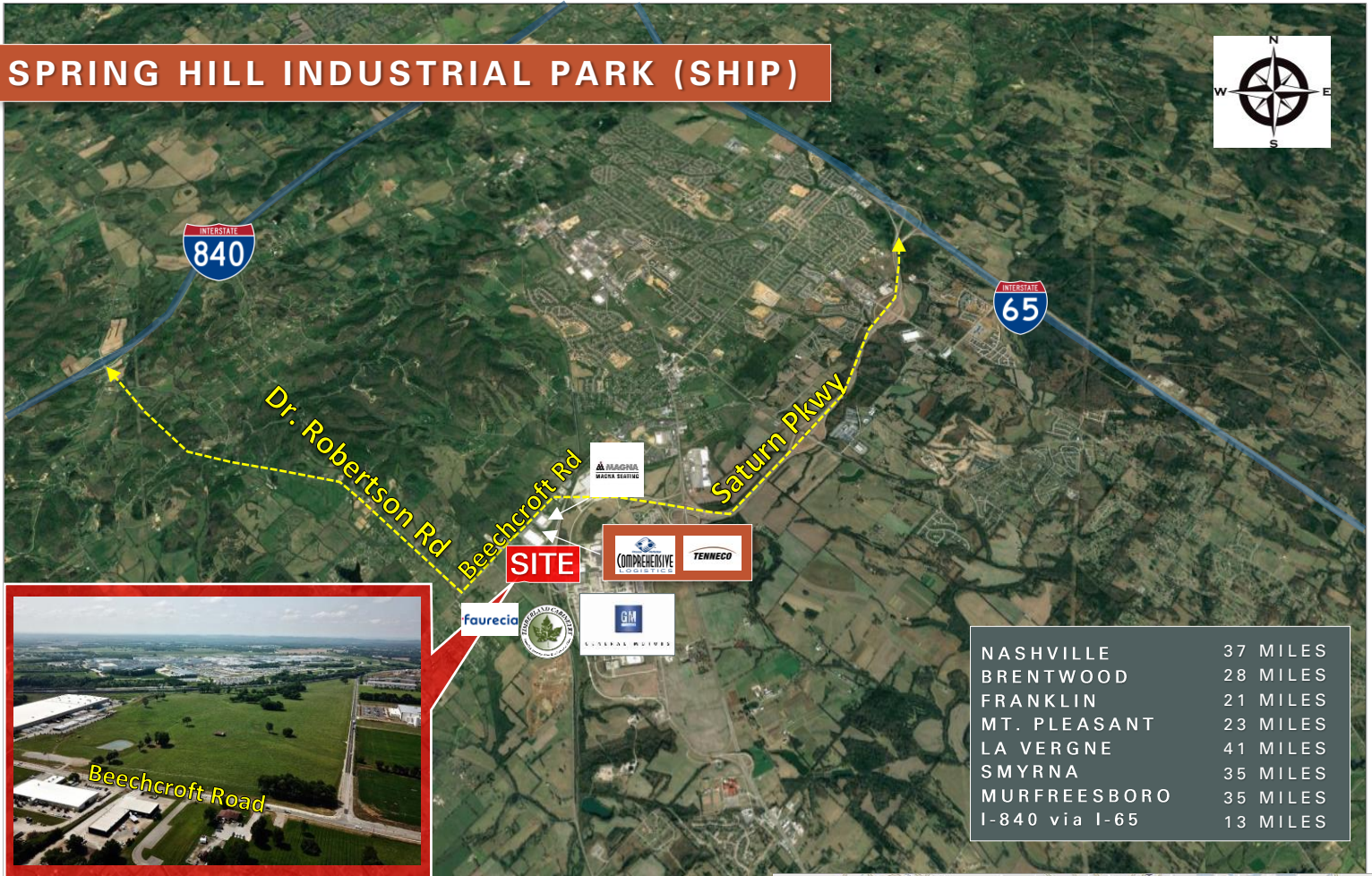
For Lease
 ±178,749 SF
 SHIP Building I

Spring Hill Industrial Park (SHIP)
 3350 Cleburne Road
 Spring Hill, TN 37174
 Maury County

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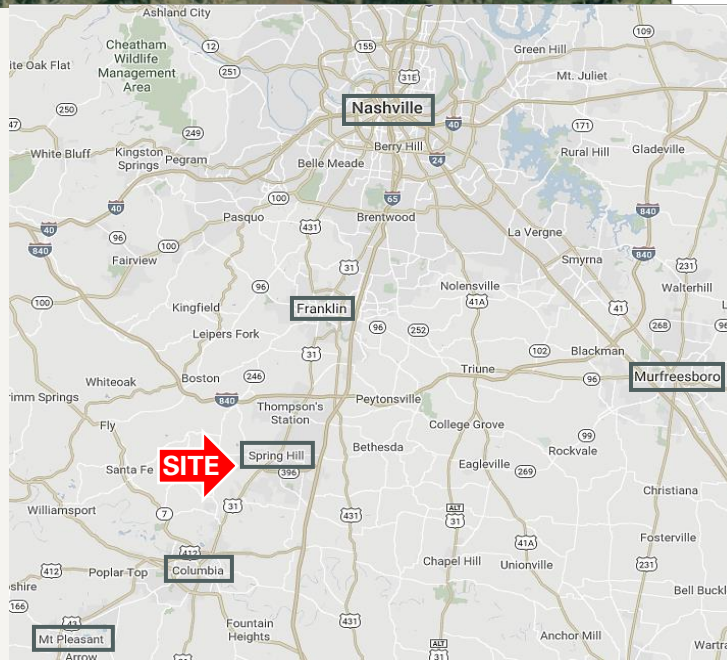
AERIAL

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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SHIP BUILDING I SPECIFICATIONS: ±178,749 SF



Project:	Spring Hill industrial Park – Building I
Project Location:	Beechcroft Road
Current Zoning:	Zoned L-I for a variety of industrial uses
Site Area:	±106.68 Acres
Building Area:	±178,749 SF, divisible to 22,000 SF
Building Depth:	±210' deep
Configuration:	Rear Load
Automobile Parking:	±150
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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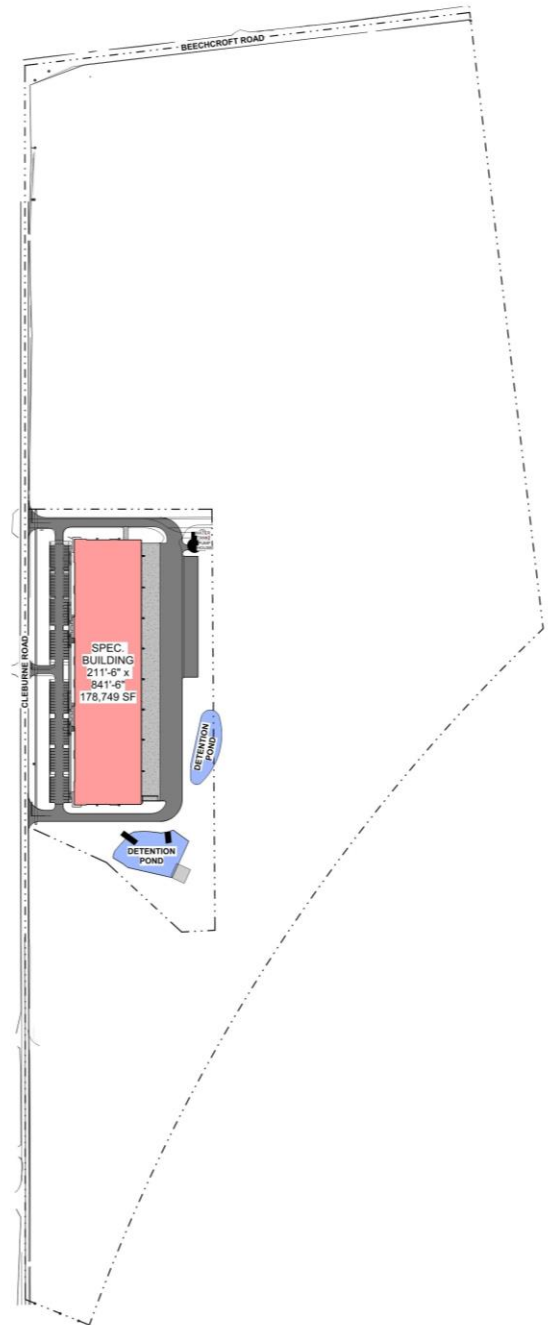
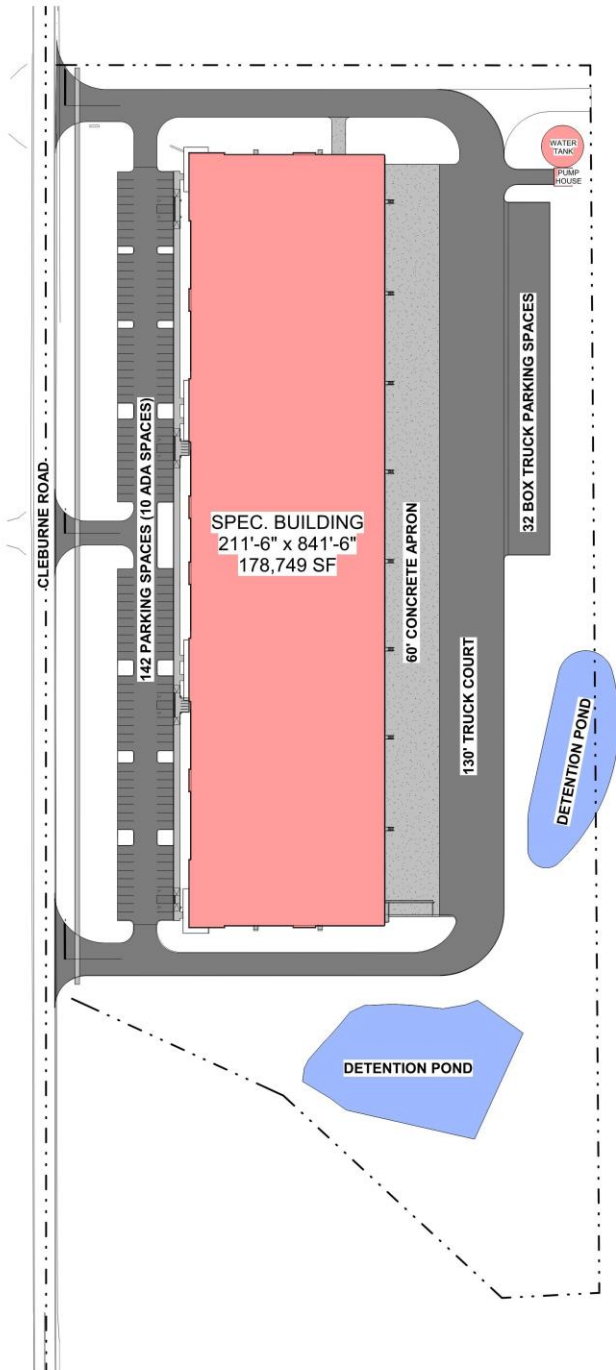
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BUILDING I SITE PLAN: ±178,749 SF



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