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Realty Advisors

Commercial Real Estate  
and Construction Services

# INDUSTRIAL WAREHOUSE 204 SPICER DRIVE GORDONSVILLE, TN 38563

## FOR SALE \$1,399,999 OR LEASE \$2.78 NN / PSF

For more information  
please contact:

### Steven A. Leeds

Licensed Real Estate Broker  
Certified Building Contractor

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### Building/GLA

- **41,000 SF INDUSTRIAL WAREHOUSE**

### Property Features

- **3 Phase, 1075 AMP electrical service**
- **Metal halide lighting**
- **Wet sprinkler**
- **Gas heat**
- **Vent fans**
- **Industrial park setting**



### Property Highlights

- **1,950 SF of Office**
- **10.97 Acres**
- **5 Docks with dock levelers and seals (10' x 8' x 4' and 14' x 12' 1')**
- **4 Drive-in doors (14' x 10' x 3' and 16' x 12' x 1')**
- **Close to Interstate 40 (I-40)**
- **45 miles to Nashville International Airport (BNA)**

Subject to errors, omissions, prior withdrawal, lease or sale without notice





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## Aerial Map



## Demographics

	2019	3 miles	5 miles
Population:		4,846	9,315
Average Income:		\$64,912	\$58,713
Age:		40	39

## Photos

