

INDUSTRIAL WAREHOUSE **204 SPICER DRIVE GORDONSVILLE, TN 38563**

Commercial Real Estate and Construction Services

For more information please contact:

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The Greencapital realty.com

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

AVAILABLE MARCH 1ST, 2020



Building/GLA

41,000 SF INDUSTRIAL WAREHOUSE

Property Features

- Clear ceiling height 17'4" 25'
- 3 Phase, 1075 AMP electrical service
- Metal halide lighting
- Wet sprinkler
- Gas heat
- Vent fans
- Industrial park setting

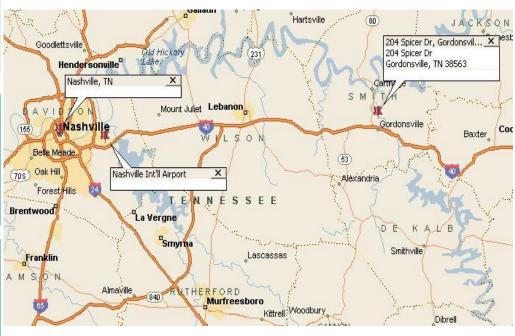
Property Highlights

- 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)





Map



Demographics

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

Photos

