



greenCAPITAL
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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🌐 Greencapitalrealty.com

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)

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





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Map



Demographics

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

Photos

