

# FOR SALE

±4.72 ACRES AVAILABLE

**INDUSTRIALLY ZONED LAND ½ MILE FROM HWY 31/NASHVILLE HWY**

1747 Columbia Rock Rd, Columbia, TN 38401

*Outside Columbia City Limits*

# CHARLES HAWKINS CO.

2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
P: 615.256.3189  
[www.charleshawkinsco.com](http://www.charleshawkinsco.com)



*Show Up. Care. Deliver.*

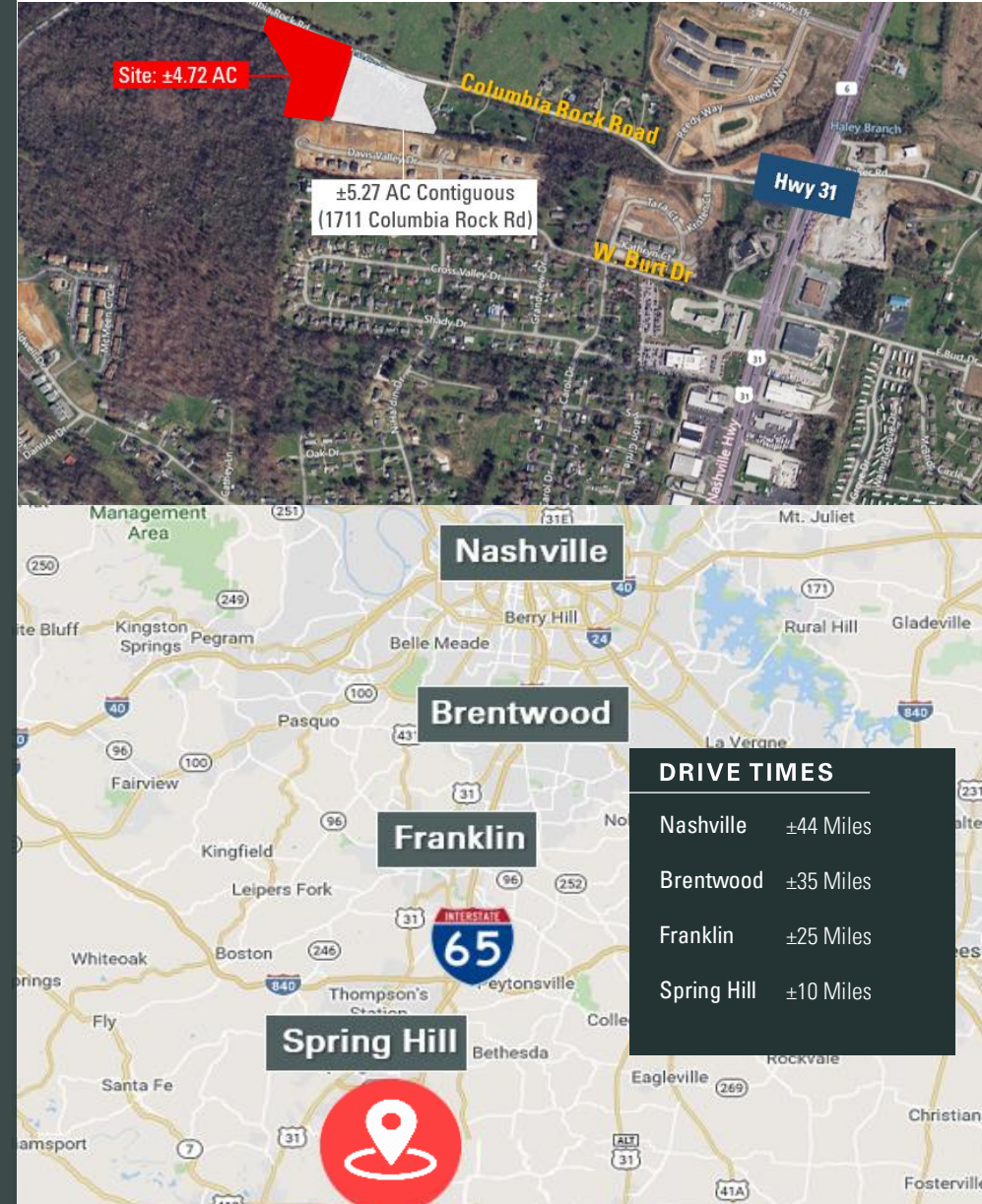
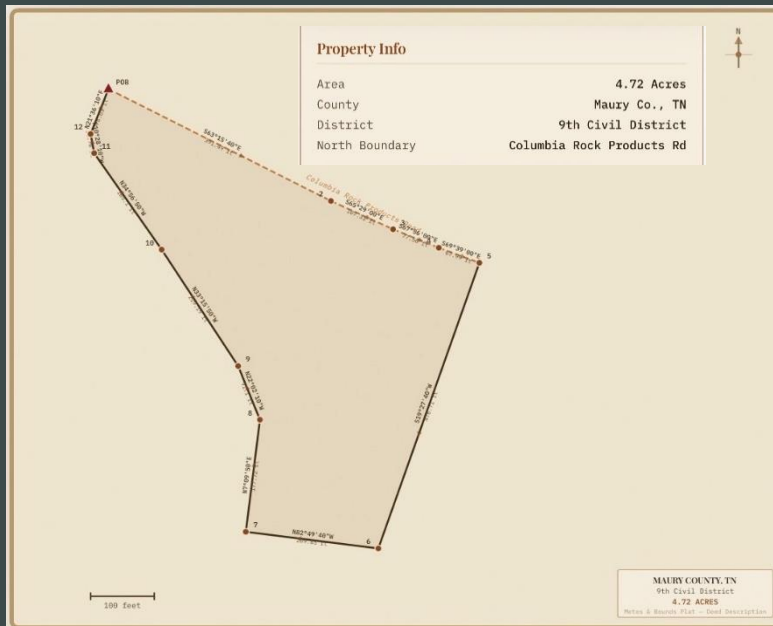
# AVAILABLE FOR SALE

1747 Columbia Rock Road, Columbia, TN

CHARLES  
HAWKINS CO.

## HIGHLIGHTS

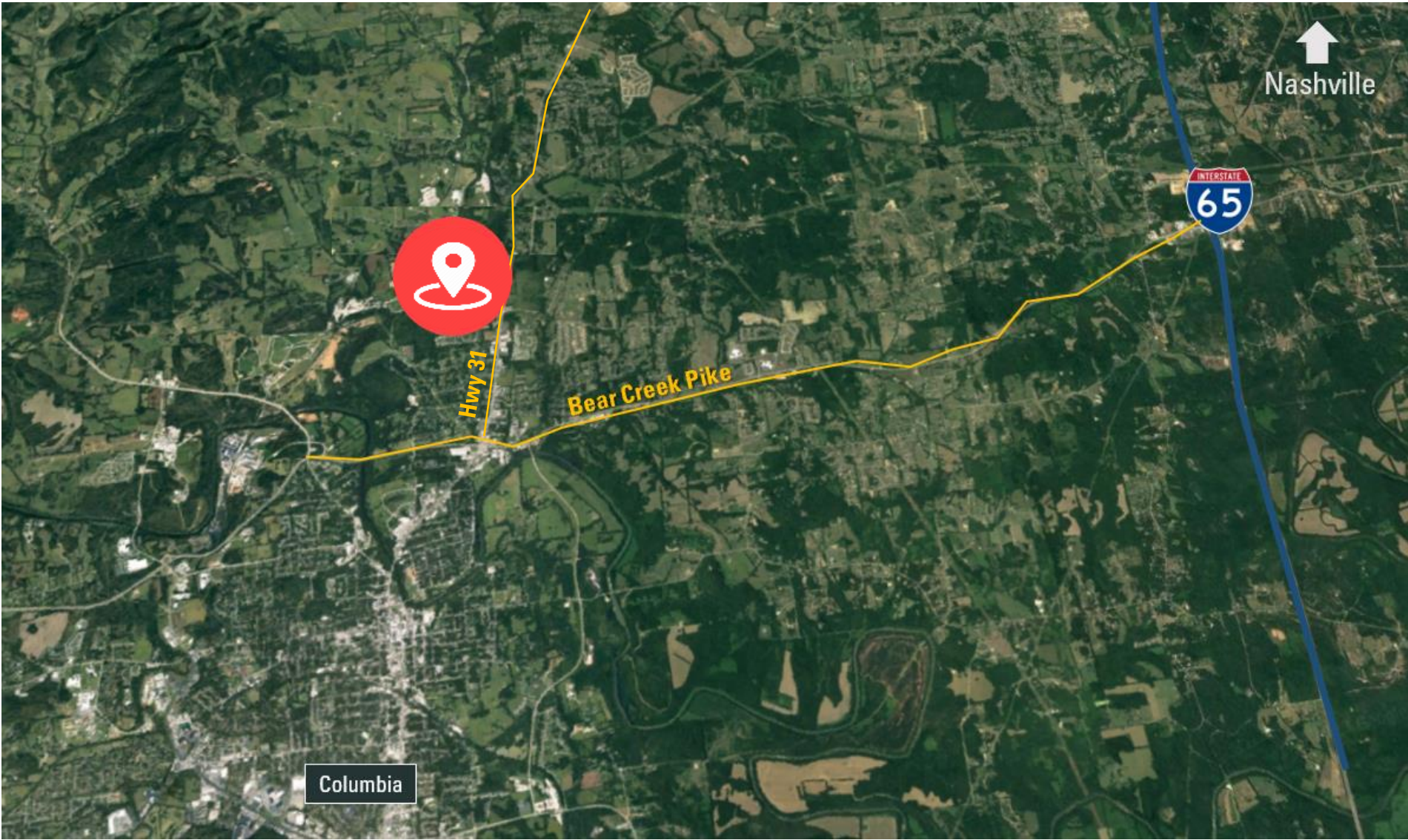
- Zoned: IM / Industrial Medium (per the recently updated Maury County Zoning Ordinance
  - (±5.27 contiguous acres available for sale. Call for more information.)
- Sewer Lift Station on site
- 3-phase powerline at the road
- Existing clear span steel structure measures:
  - ±120'W x 70'D x 36' clear height
  - No walls and limited concrete floor



DRIVE TIMES	
Nashville	±44 Miles
Brentwood	±35 Miles
Franklin	±25 Miles
Spring Hill	±10 Miles

SALE PRICE: **\$950,000**

PROPERTY  
AERIAL



CHARLES  
HAWKINS CO.

---

**1747 Columbia Rock  
Road**

Columbia, TN 38401

---

**Jeff Thomas, CCIM**  
**First Vice President**

O: 615.345.7232

[jthomas@charleshawkinsco.com](mailto:jthomas@charleshawkinsco.com)

2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204

P: 615.256.3189

[www.charleshawkinsco.com](http://www.charleshawkinsco.com)

*Show Up. Care. Deliver.*

