

INVESTMENT

Premier Investment Opportunity

±12,439 SF Stand-Alone Industrial Building
National Credit Tenant

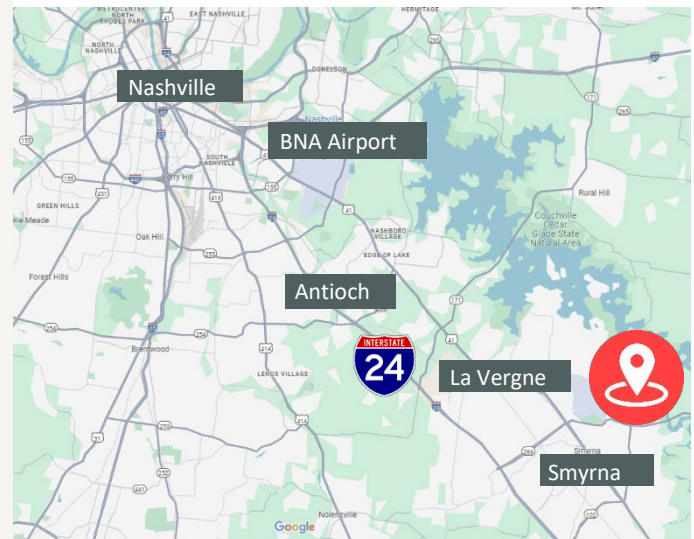
Located Adjacent to the Smyrna Airport

410 Weakley Ln, Smyrna, TN 37167



HIGHLIGHTS

- Built in 2024, delivered beginning of 2025
- Stand-Alone Industrial Building
- Long-term lease in-place (corporate signed)
- \$1.6 Billion Dollar National Credit Tenant
- Sale Price: \$3,195,000.00
- Cap Rate: 6.1%
- ±12,439 SF Available
- ±9,175 SF Warehouse Space
- ±3,264 SF Office Space
- Mezzanine Space with Restroom & 2 offices
(Open Mezzanine space not counted in total SF)
- ±0.9-Acre site
- (3) 12' x 14' Drive-in Doors
- Clear Height Minimum: 21' - 25.5'
- Power: 800 Amps
- Located adjacent to the Smyrna/Rutherford County Airport
- ±2.8 Miles to I-24 and ±4.8 miles to I-840



Paul M. Myers, CCIM, SIOR
Senior Vice President
C: 615.598.4848
pmyers@charleshawkinsco.com

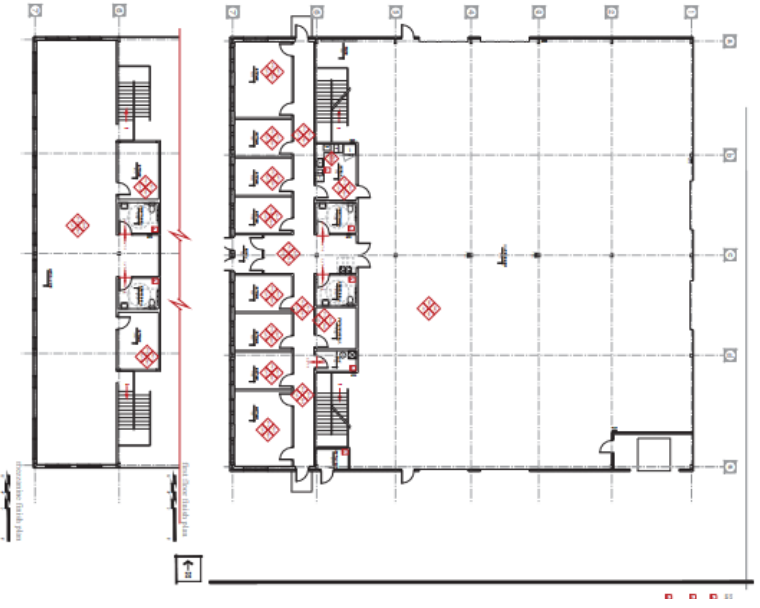
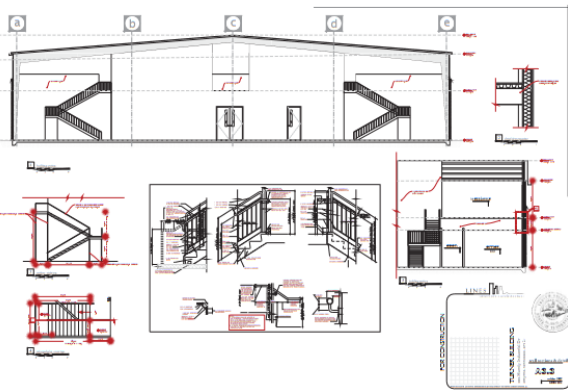
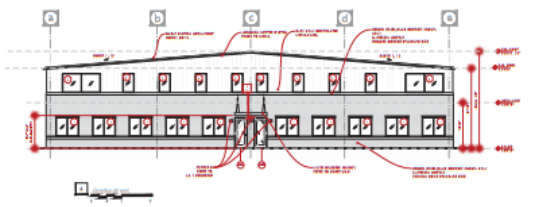
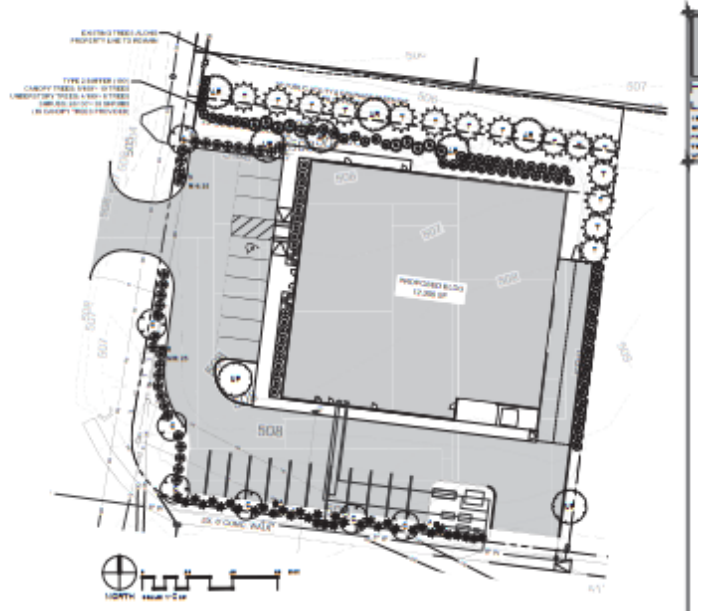
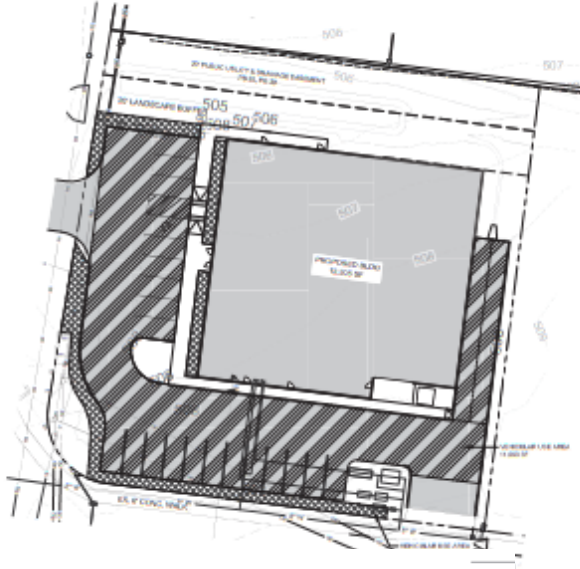
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Investment Opportunity
±12,782 SF Available
Industrial Building

410 Weakley Ln
Smyrna, TN 37167
Rutherford County

CHARLES
HAWKINS CO.

FLOOR PLAN & RENDERINGS



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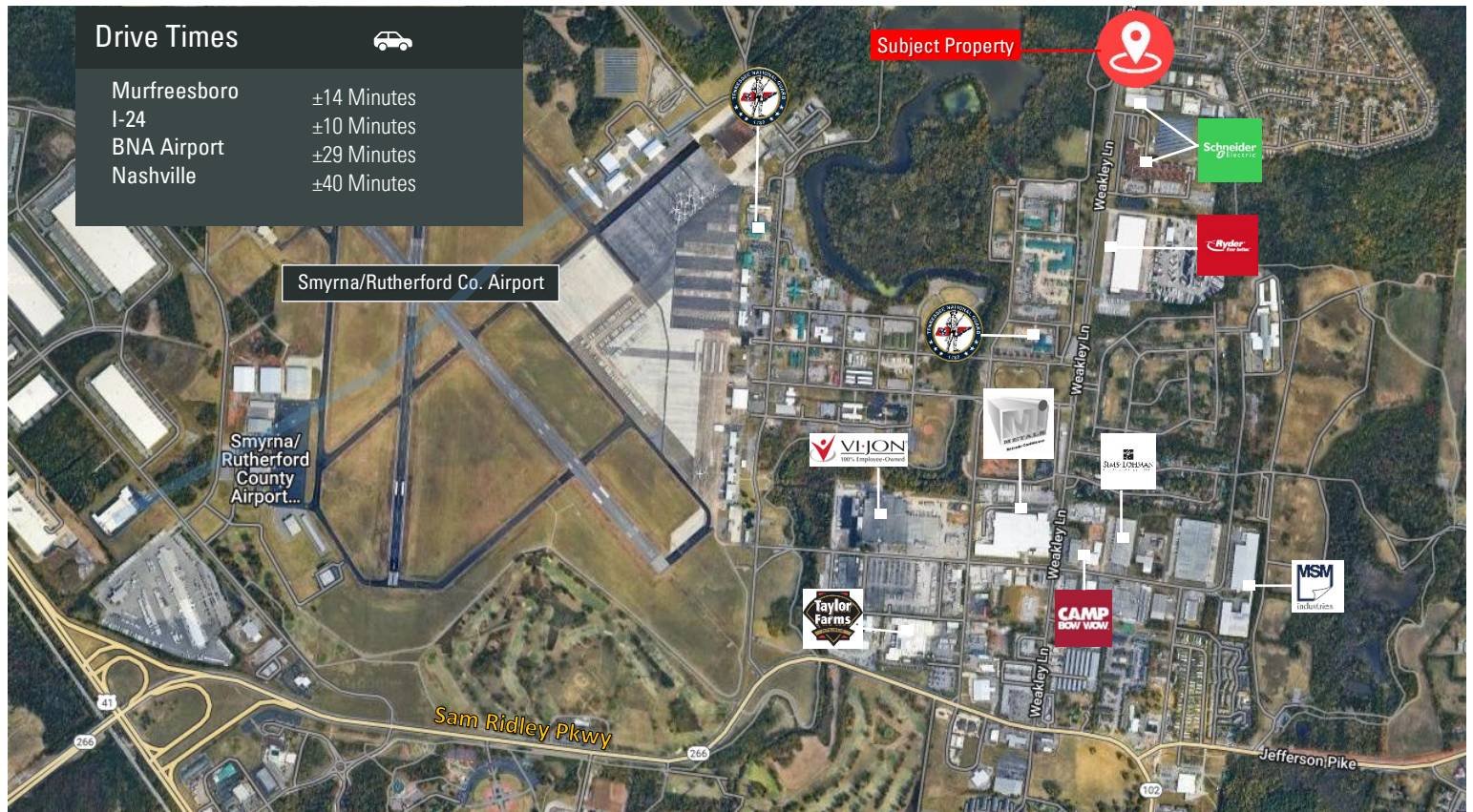
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Drive Times



Murfreesboro	±14 Minutes
I-24	±10 Minutes
BNA Airport	±29 Minutes
Nashville	±40 Minutes

Smyrna/Rutherford Co. Airport

Smyrna/
 Rutherford
 County
 Airport...

Subject Property



Schneider

Ryler

V-I-JON
 100% Employee-Owned

Taylor
 Farms

CAMP
 BOW WOW

MSM
 Industries

Sam Ridley Pkwy

Jefferson Pike

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