

Livingston, TN 38570



## VIDEO

### PROPERTY DESCRIPTION

Prime industrial space at 167 Industrial Park Cir, Livingston, TN. With versatile warehouse space, offices, and ample parking, this property offers the perfect platform for business operations. The property has 6 dock doors and 5 drive-through doors. The customizable layout and amenities provide unparalleled flexibility. Convenient access to major transportation routes ensures maximum connectivity.

\$5 PSF NNN for 45,000 SF, or  
\$6.50 PSF NNN from 15K-30K SF,  
68 cents per foot is the reimbursement.

### PROPERTY HIGHLIGHTS

- Functional industrial space
- Flexible lease terms
- Ample parking for staff and visitors
- Close proximity to major transportation routes

### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$3.75 SF/yr (NNN) |
| Number of Units: | 1                  |
| Available SF:    | 45,000 SF          |
| Lot Size:        | 4.21 Acres         |
| Building Size:   | 45,000 SF          |
| NOI:             | \$0.00             |
| Cap Rate:        | 0.0%               |

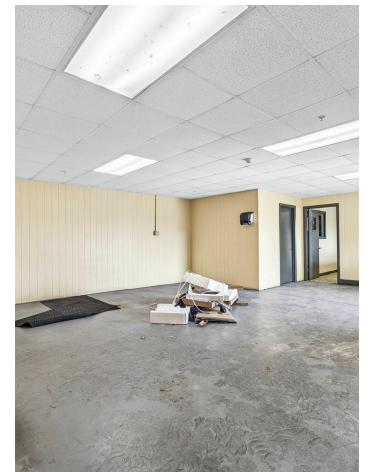
| DEMOGRAPHICS      | 10 MILES | 100 MILES | 250 MILES  |
|-------------------|----------|-----------|------------|
| Total Households  | 9,245    | 1,993,236 | 12,734,024 |
| Total Population  | 22,793   | 5,022,304 | 32,265,229 |
| Average HH Income | \$73,854 | \$95,619  | \$97,907   |

**CRAIG HUGHES**

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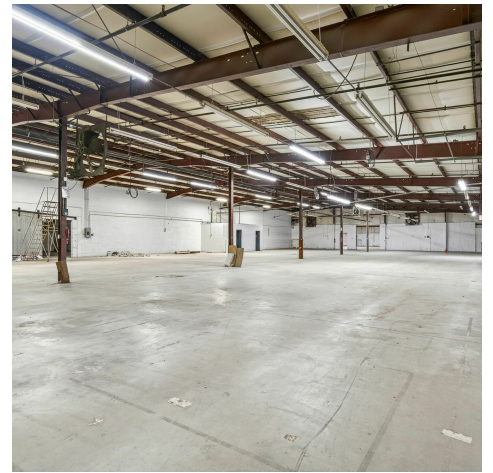
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Livingston, TN 38570



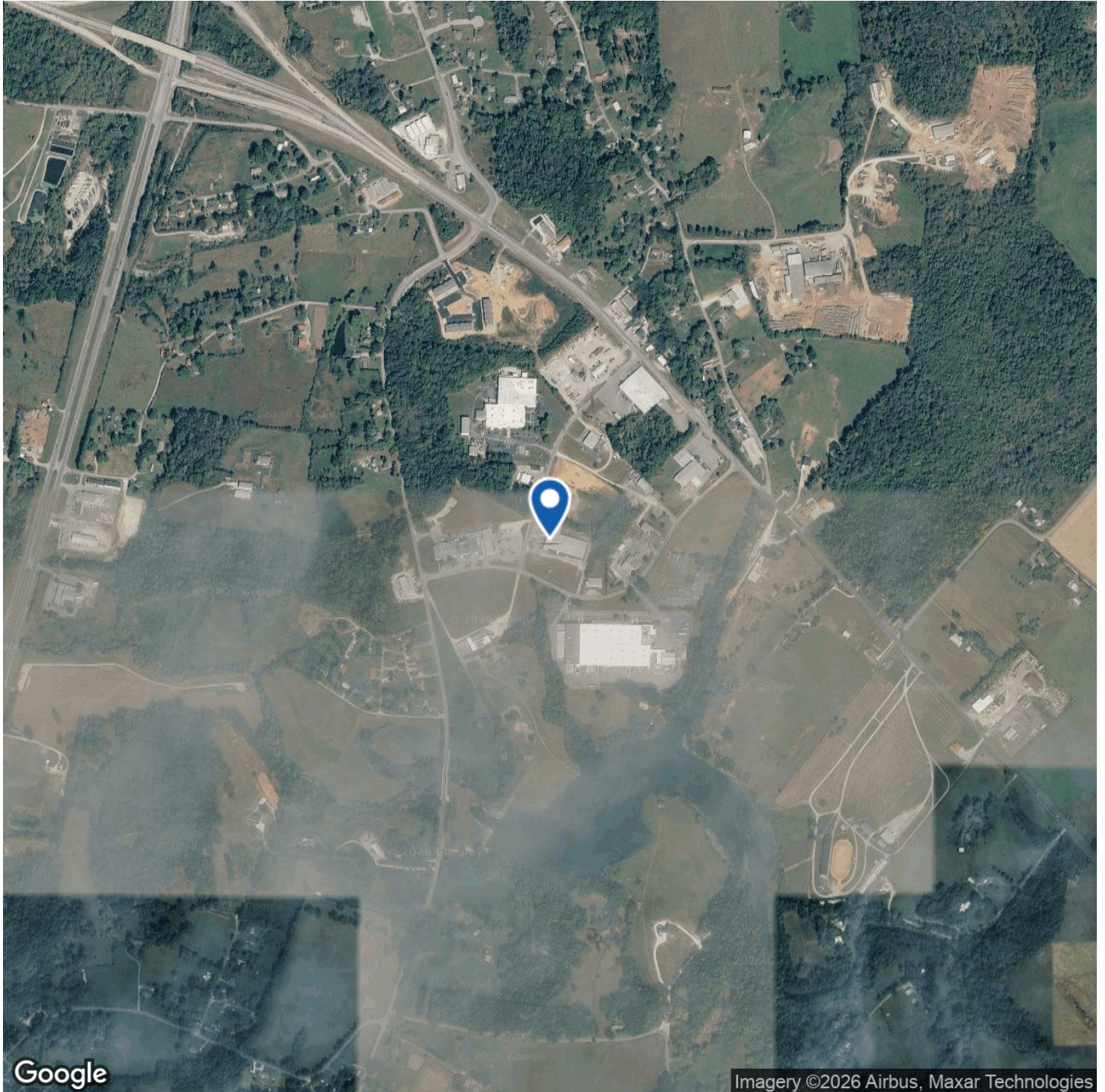
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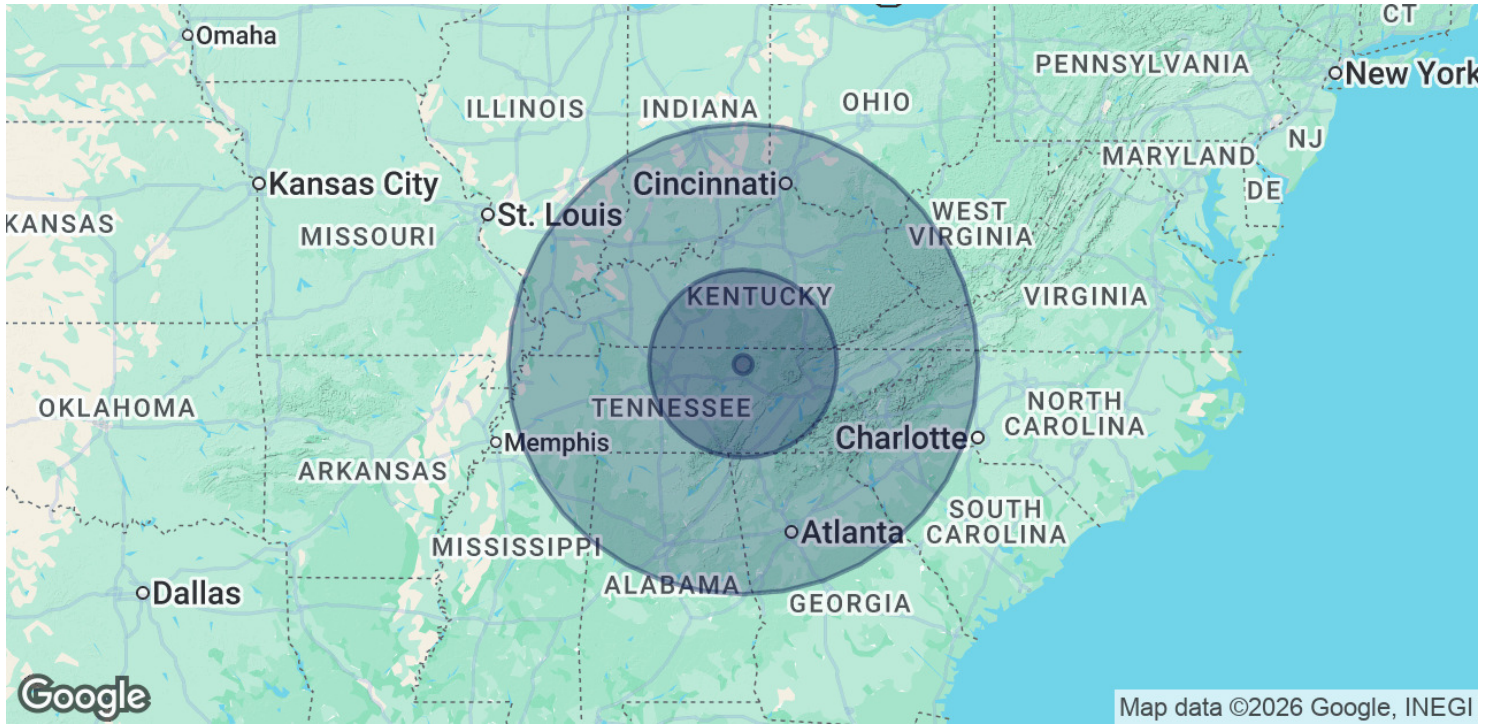
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| POPULATION           | 10 MILES | 100 MILES | 250 MILES  |
|----------------------|----------|-----------|------------|
| Total Population     | 22,793   | 5,022,304 | 32,265,229 |
| Average Age          | 43       | 41        | 41         |
| Average Age (Male)   | 42       | 40        | 40         |
| Average Age (Female) | 44       | 42        | 42         |

| HOUSEHOLDS & INCOME | 10 MILES  | 100 MILES | 250 MILES  |
|---------------------|-----------|-----------|------------|
| Total Households    | 9,245     | 1,993,236 | 12,734,024 |
| # of Persons per HH | 2.5       | 2.5       | 2.5        |
| Average HH Income   | \$73,854  | \$95,619  | \$97,907   |
| Average House Value | \$263,439 | \$366,292 | \$321,975  |

2020 American Community Survey (ACS)

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