

# FOR SALE

Income-Producing Property in Columbia, TN

±14,468 SF of Warehouse + Self-Storage Space on 3 Acres

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services



**1248 INDUSTRIAL PARK RD**  
COLUMBIA, TN

McNeill Stout  
Vice President  
C: (615) 403 - 8034  
mstout@charleshawkinsco.com

Jake Stumb  
Vice President  
C: (615) 788-1241  
jstumb@charleshawkinsco.com

Walker Tuten  
Vice President  
C: (478) 973-5384  
wtuten@charleshawkinsco.com

Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204  
O: (615) 256 - 3189  
www.charleshawkinsco.com



# FOR SALE

## INCOME-PRODUCING PROPERTY

<b>SIZE</b>	±14,468 SF of Warehouse & Self-Storage Space
<b>TYPE</b>	Income-producing property
<b>ACREAGE</b>	±3 Acres
<b>LOCATION</b>	Located in an active industrial corridor, minutes from downtown Columbia, Tennessee

**SALE PRICE**     **\$1,500,000**

### Warehouse Specifications

- ±4,368 SF
- ±1,000 SF Recently renovated office
- (2) 12' x 12' Grade-Level Doors
- 11' x 8' Grade-Level Door
- 12.5'-14.5' Clear Height
- LED Lighting
- Outdoor storage component

### Self-Storage Specifications

- 69 Units
- 10,100 NRSF
- Unit Mix
  - (12) 5' x 10'
  - (12) 10' x 10'
  - (28) 10' x 15'
  - (12) 10' x 20'
  - (5) 8.5' x 40' [Shipping Containers]

# PHOTOS



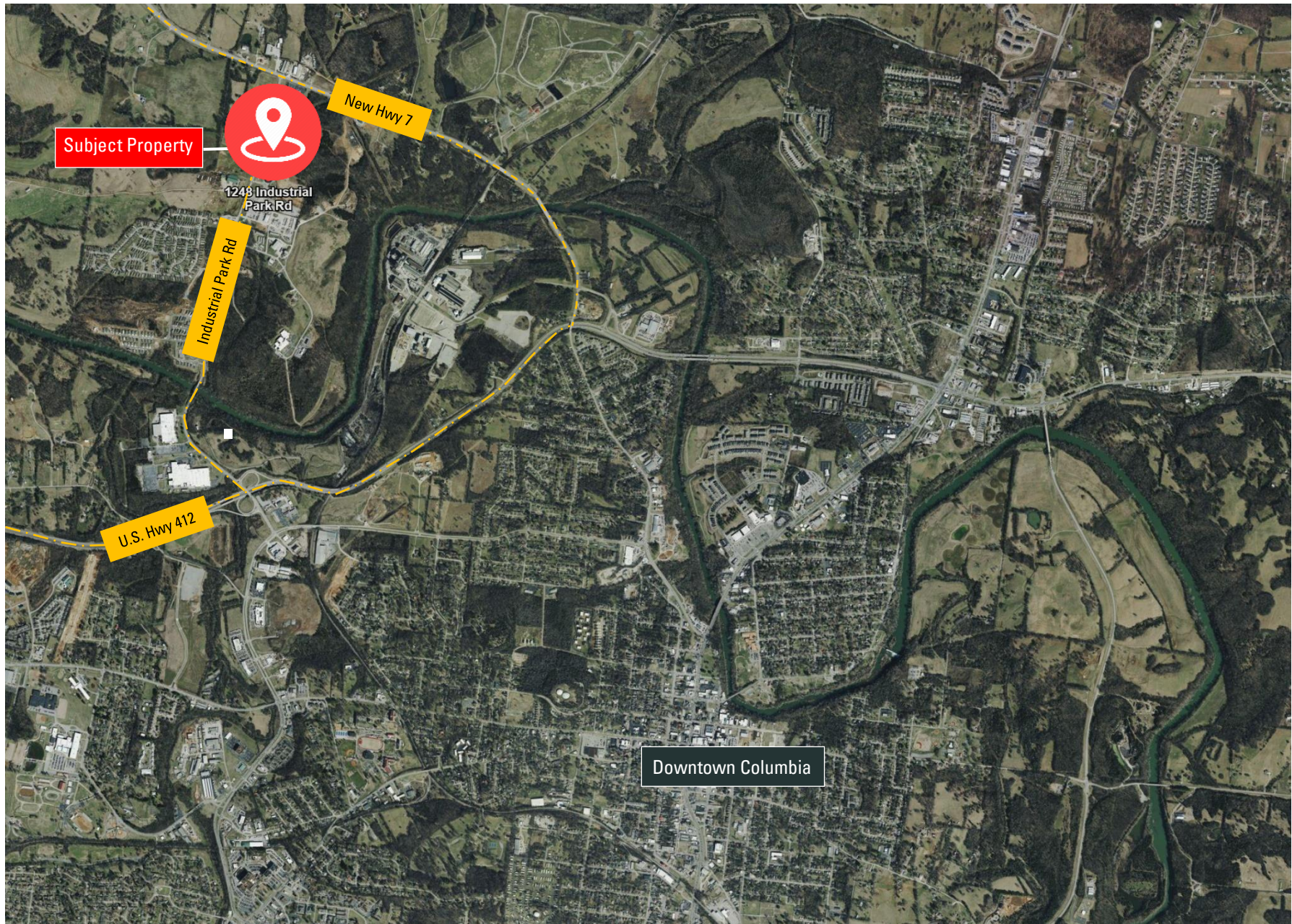
# PHOTOS



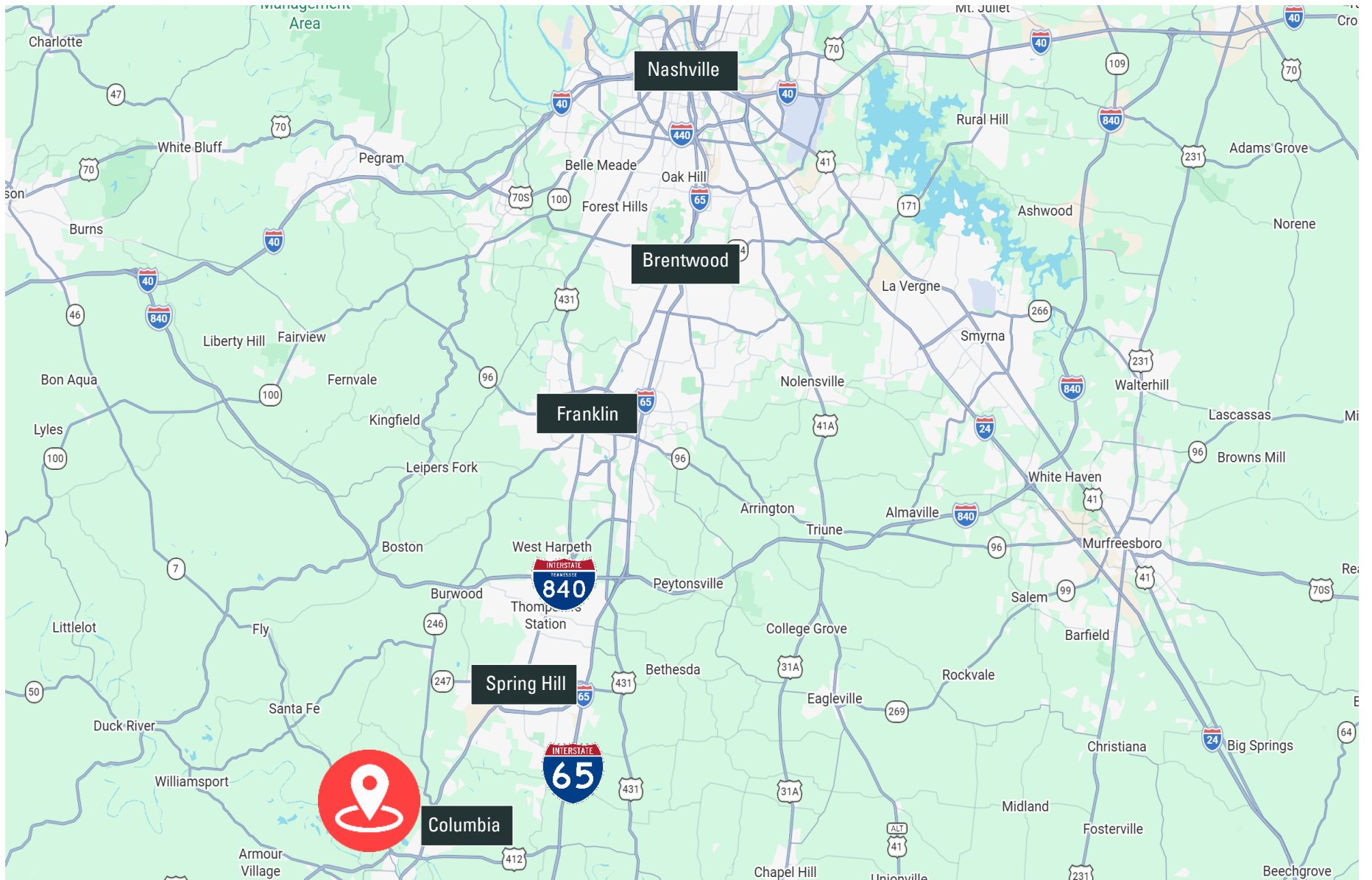
# AERIAL



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# LOCATION MAP





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