

# CHARLES HAWKINS CO.



# FOR LEASE

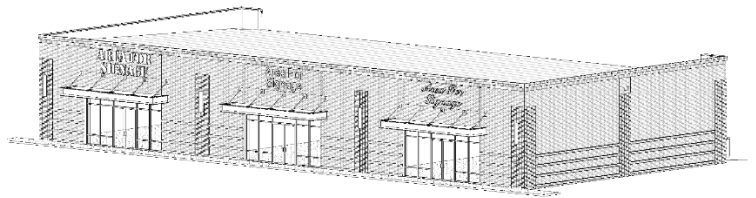
## NEW CONSTRUCTION

±2,500 – 18,000 SF and

(3) Fenced Contractor Lots Available

New Flex/Industrial Space in Columbia, TN

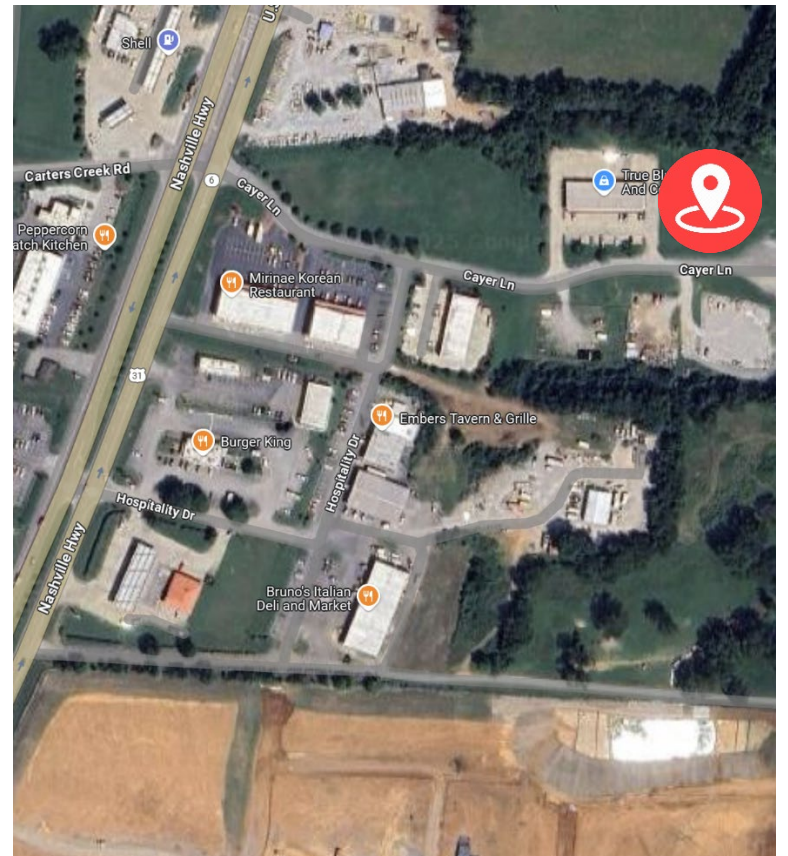
2511 Cayer Lane, Columbia, TN 38401



AVAILABLE END OF Q4, 2026

## HIGHLIGHTS

- New Construction: Flex Space
- ±2,500 SF - 18,000 SF
- (3) ±2,500 SF Spaces, (2) ±5,250 SF Spaces
- Open Space with 2 restrooms and utility closet
- Drive-in Door: (1) 10' x 12' per space
- Lease Rate: \$24.50/SF NNN
- Operating Expenses: \$2.25 /SF
- Power: 3-Phase, 200 Amps per space
- Clear Height: 18'
- Zoning: PUD (planned unit development)
- Parking: 63 spaces (3.5 space per 1000 SF)
- Ideal for businesses needing open floorplan
- Easy access to Columbia, Spring Hill, and I-65
- **(3) Fenced Contractor Lots Available for Lease**  
*(Lease details on the following page)*



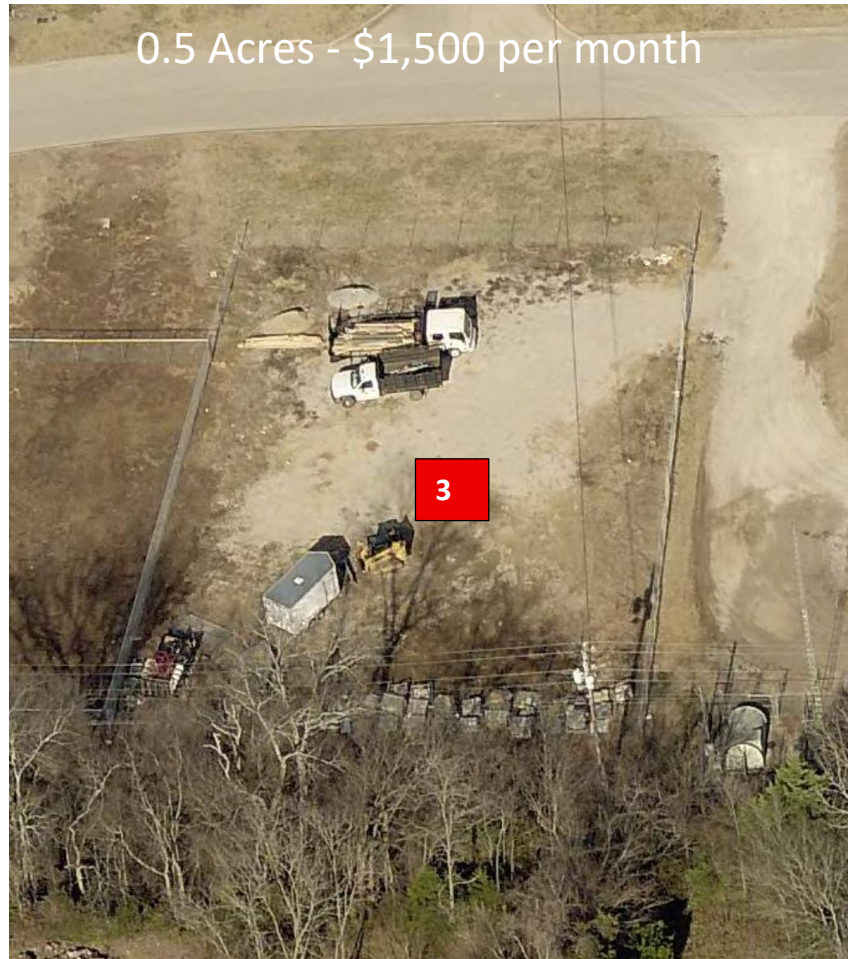
**Paul M. Myers, CCIM, SIOR**  
Senior Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

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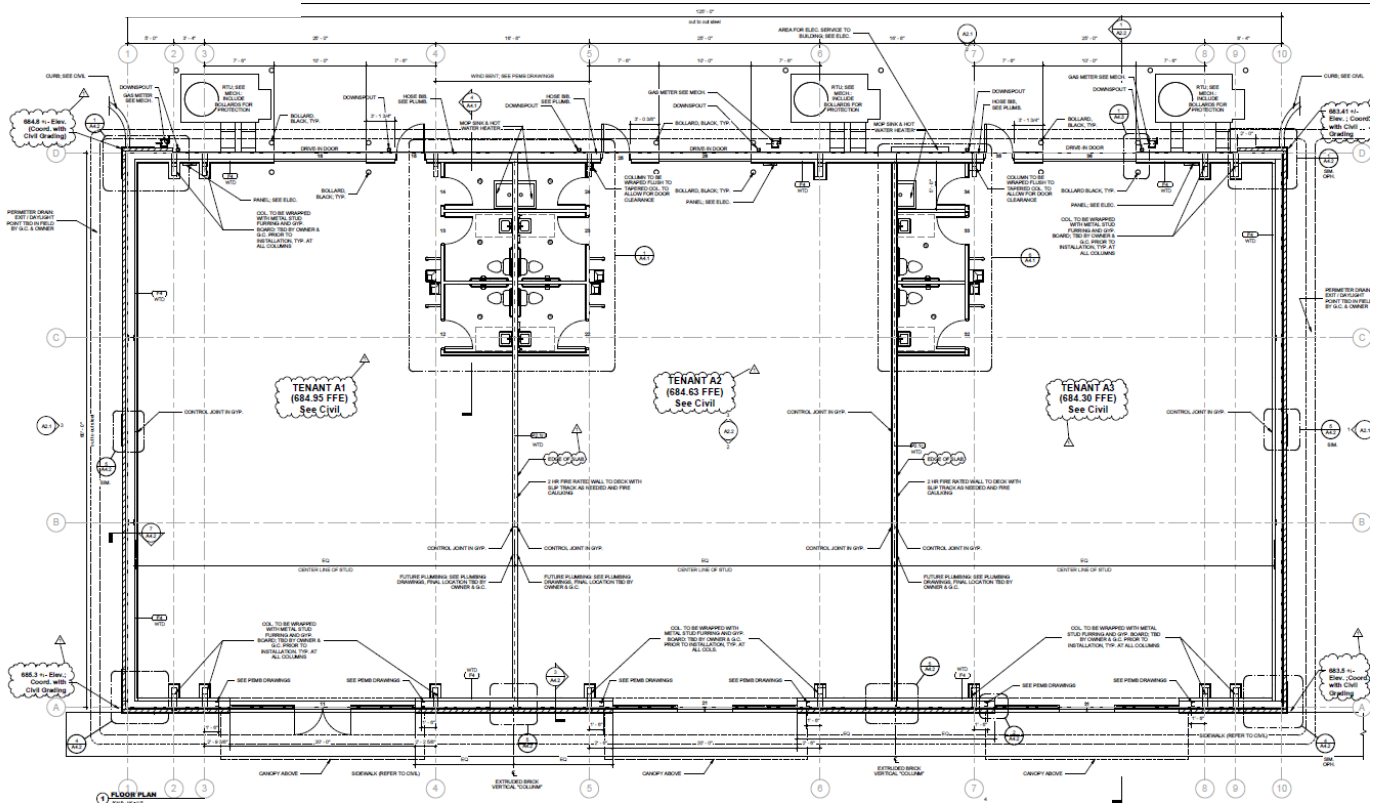
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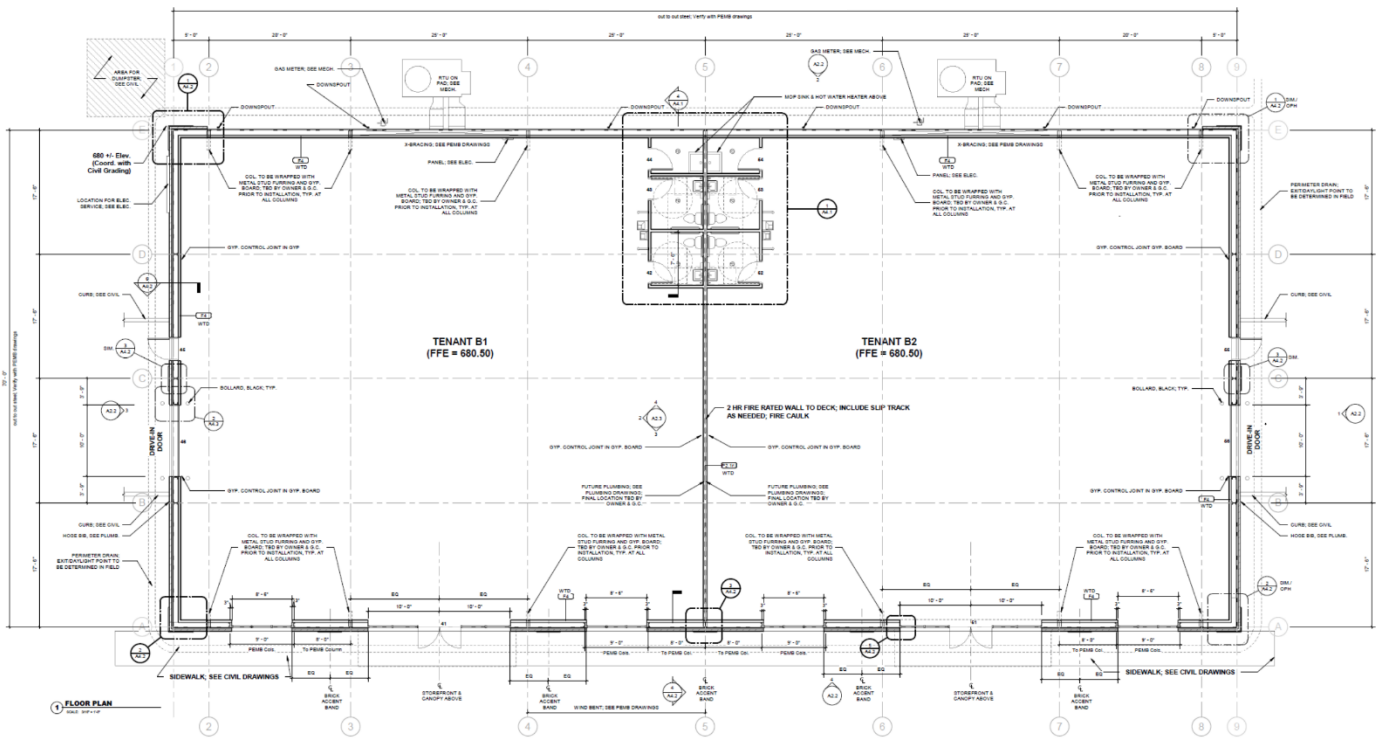
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**FLOOR PLANS**

**Building A**



**Building B**



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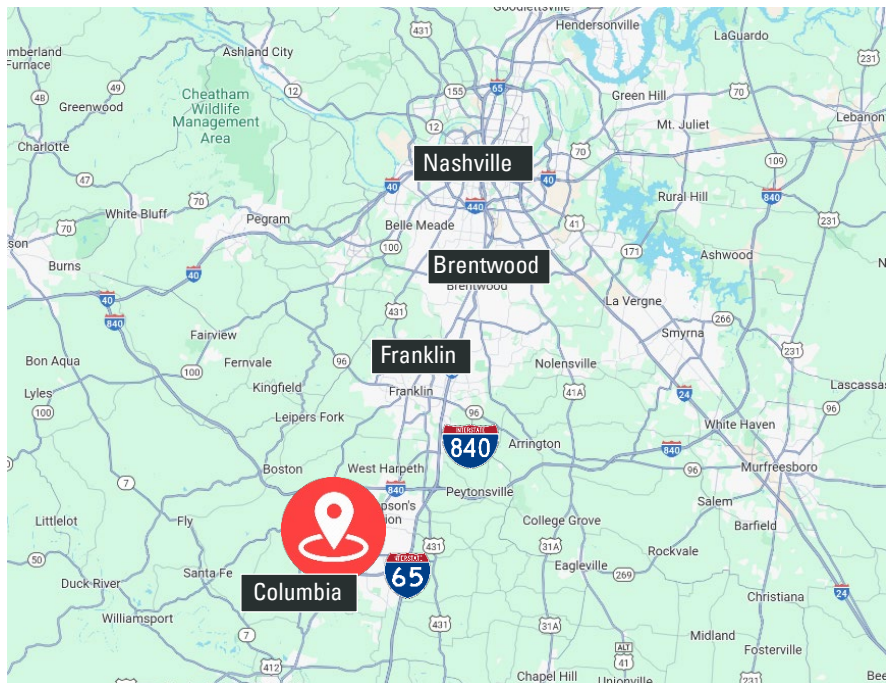
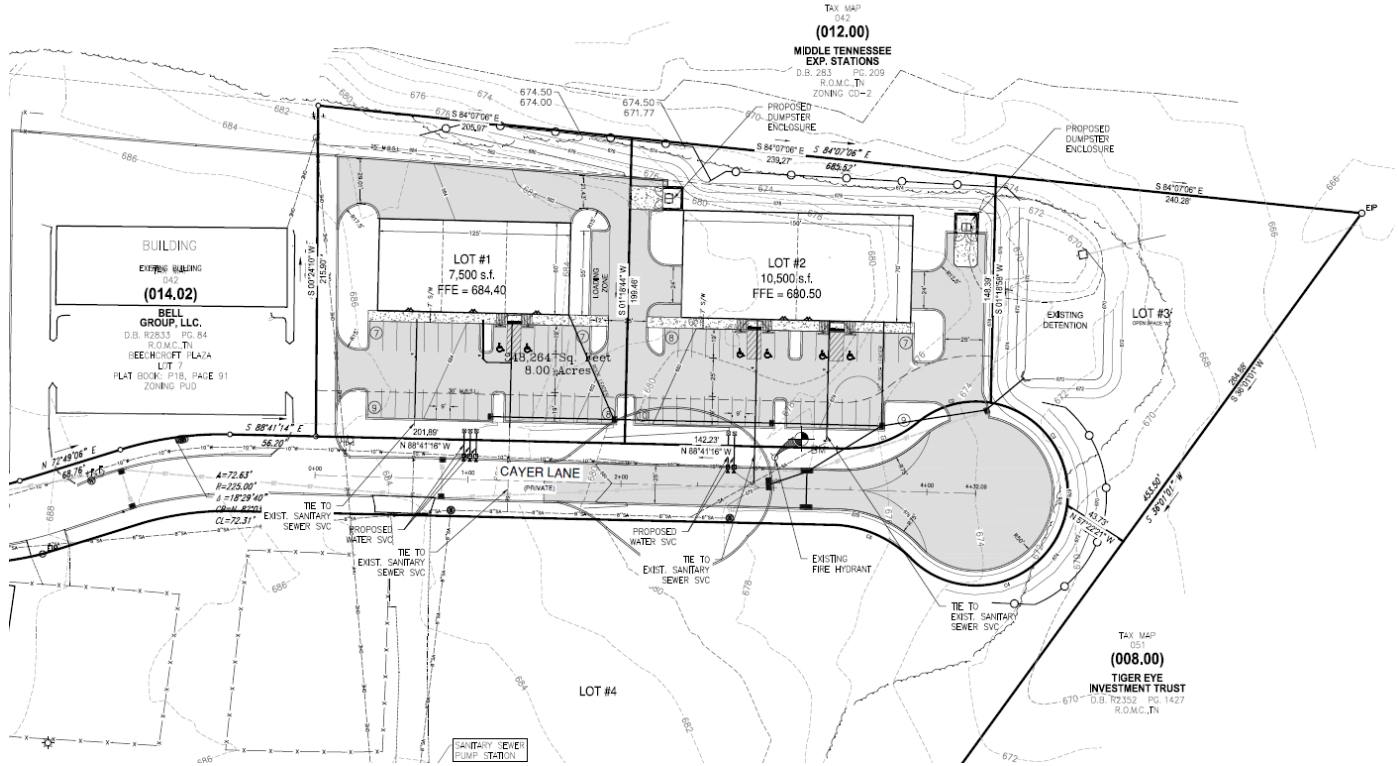
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**SITE PLAN**



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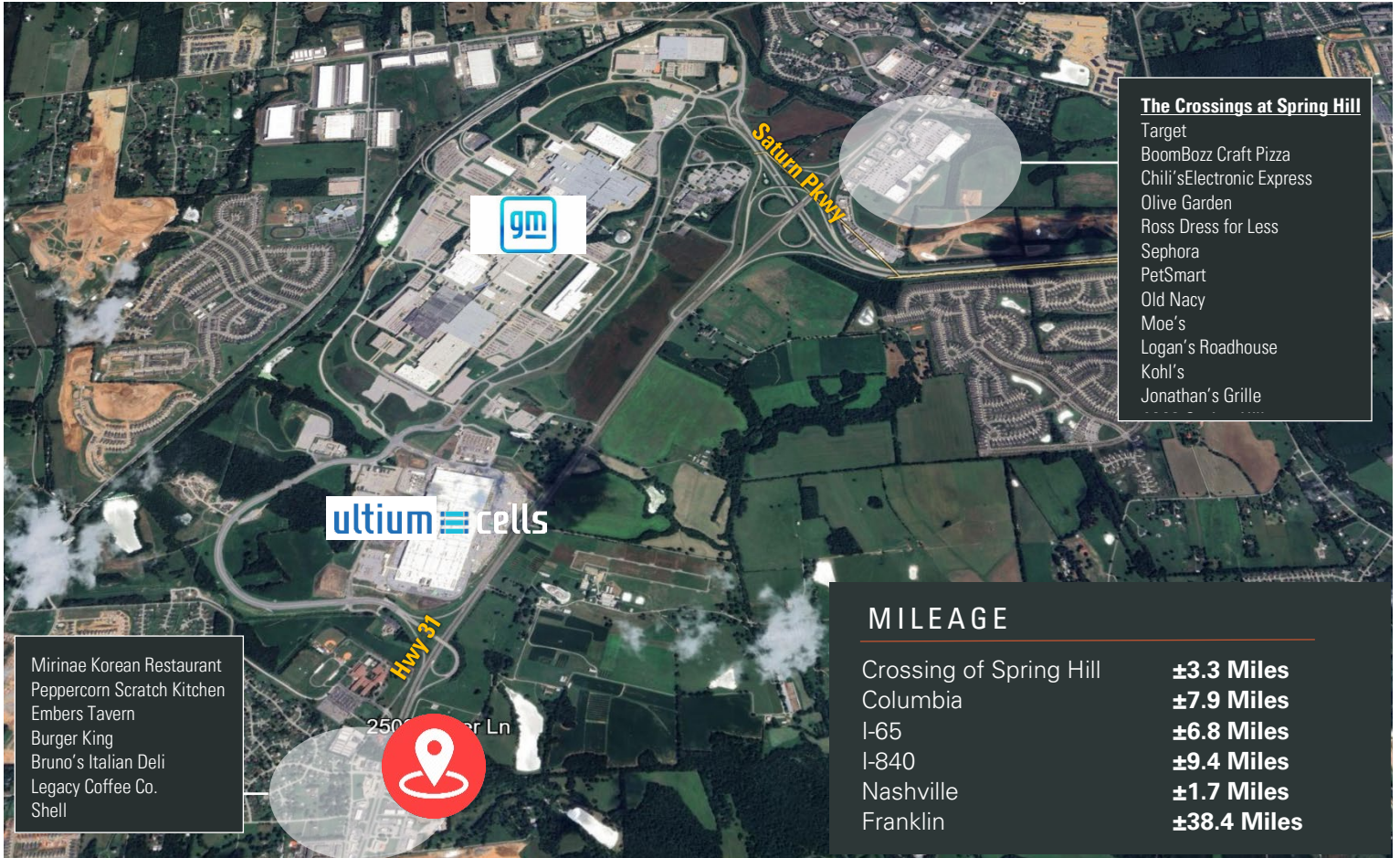
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- The Crossings at Spring Hill**
- Target
  - BoomBozz Craft Pizza
  - Chili's Electronic Express
  - Olive Garden
  - Ross Dress for Less
  - Sephora
  - PetSmart
  - Old Nacy
  - Moe's
  - Logan's Roadhouse
  - Kohl's
  - Jonathan's Grille

- Mirinae Korean Restaurant
- Peppercorn Scratch Kitchen
- Embers Tavern
- Burger King
- Bruno's Italian Deli
- Legacy Coffee Co.
- Shell

**MILEAGE**

Crossing of Spring Hill	<b>±3.3 Miles</b>
Columbia	<b>±7.9 Miles</b>
I-65	<b>±6.8 Miles</b>
I-840	<b>±9.4 Miles</b>
Nashville	<b>±1.7 Miles</b>
Franklin	<b>±38.4 Miles</b>



**DEMOGRAPHICS**

	2 Miles	5 Miles	10 Miles
	5,939	44,320	128,338
	2,383	16,942	47,590
	\$118,422	\$110,816	\$105,612

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