

REDUCED RATE

FOR LEASE

±25,060 SF Available

Climate-Controlled Warehouse in an Active Industrial Corridor in Gallatin, TN

1365 Gateway Drive, Gallatin, TN 37066

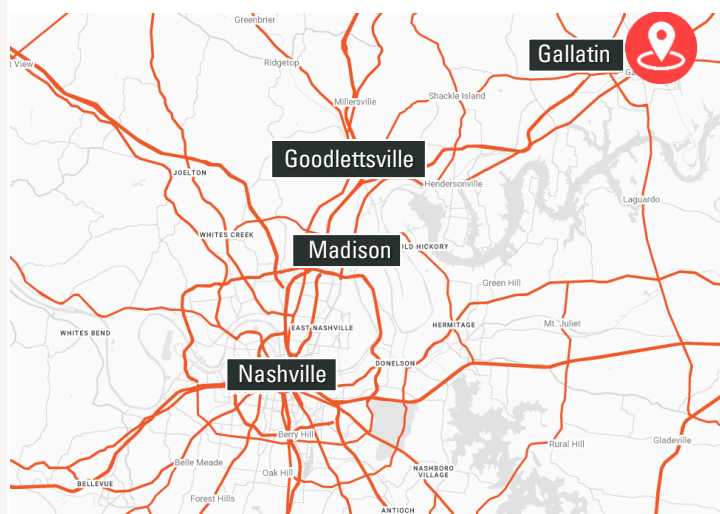


HIGHLIGHTS

- ±25,060 SF Available
- ±2,100 SF Office
- **Reduced Rate: \$12/SF NNN**
- 60' x 25' Column Spacing
- 18' - 24' Clear Height
- (3) 9' x 10' Dock Doors with Pit Levelers
- (2) 12' x 14' Drive-in Doors
- Climate-Controlled Warehouse
- LED Lighting
- Suspended Gas Warehouse Heaters
- 800 Amps, 480-v Electrical Service
- Located in an active industrial corridor in Gallatin

ESTIMATED 2026 OPERATING EXPENSES

Insurance	\$0.48/SF
Taxes	\$0.52/SF
CAM	\$0.22/SF



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

For Lease
±25,060 SF
Industrial Space

1365 Gateway Drive
Gallatin, TN 37066
Davidson County

**CHARLES
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