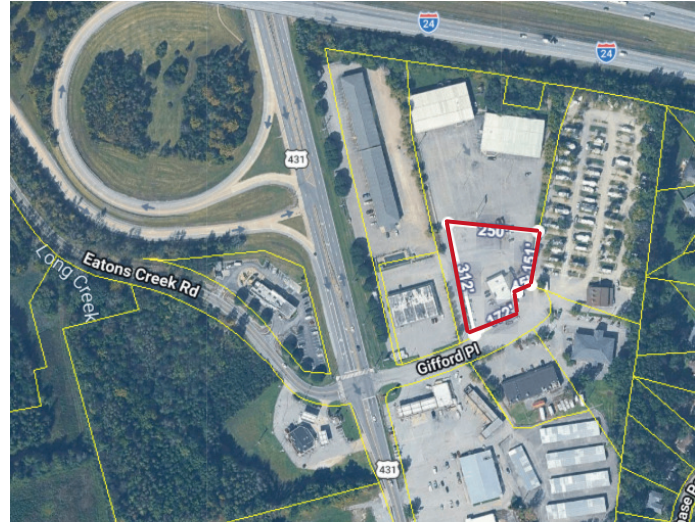


# BUILD-TO-SUIT OPPORTUNITY



## 225 GIFFORD PLACE JOELTON, TN

I-24 | EXIT 35 | Seeking Long-Term NNN Tenant

### Highlights:

- ±1.21 acres / ±52,707 SF
- ±3,918 SF existing commercial building
- CS Commercial Service / Commercial PUD Overlay
- Access from Gifford Place
- Near I-24 Exit 35
- Long-term NNN lease opportunity

### Opportunity Details:

225 Gifford Place offers a build-to-suit opportunity near I-24 Exit 35 in Joelton, Tennessee. Ownership is seeking a long-term, creditworthy NNN tenant and is prepared to explore a facility designed around the tenant's operational needs. The opportunity is centered on flexibility: building configuration, site layout, parking, and operational requirements can be evaluated with the right tenant and lease structure.

### YOUR BUSINESS. YOUR NEEDS. A PURPOSE-BUILT LOCATION.

Rather than adapting an existing building to fit your operation, 225 Gifford Place offers qualified tenants the opportunity to explore a build-to-suit solution designed around their business needs.

- BUILDING CONFIGURATION
- SITE LAYOUT & PARKING NEEDS
- OPERATIONAL REQUIREMENTS
- LONG-TERM OCCUPANCY
- NNN LEASE STRUCTURE

Ideal for established regional or national users seeking long-term occupancy and convenient interstate access.

### ESTABLISHED INTERSTATE COMMERCIAL CORRIDOR

The Exit 35 / Joelton commercial node includes an established mix of national, regional, and local businesses serving interstate traffic and the surrounding market. Nearby operators include: McDonald's, Shell, Dollar General, O'Reilly Auto Parts, Coleman Tractor Company / Kubota, BP, Dairy Queen Grill & Chill, and Twice Daily.

### POTENTIAL USER PROFILE

- Automotive or service users
- Equipment dealership / sales
- Retail or convenience concepts
- Restaurant / QSR
- Regional service operators
- Banking & Financial Institutions

Sources: Esri 2024 and TDOT 2023.

All proposed uses, site plans, building configurations, and development concepts are subject to zoning, governmental approvals, and final agreement with ownership.

9157 Carothers Pkwy Ste 110, Franklin, TN 37067 | Each office is independently owned and operated.

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