

# 3016 HIGHWAY 41 S

Springfield, TN 37172

Building For Sale

Offering Memorandum



[Click For Property Video](#)



**MATTHEWS**™

**EXCLUSIVELY  
LISTED BY:**

**Jay Reeves, SIOR**

First Vice President

**(615) 476-3982**

[jay.reeves@matthews.com](mailto:jay.reeves@matthews.com)

License No. 357879 (TN)

**Matthew Powell**

Senior Associate

**(615) 763-8298**

[matthew.powell@matthews.com](mailto:matthew.powell@matthews.com)

License No. 372958 (TN)

**Hutt Cooke**

Broker of Record | Lic. No. 263667 (TN)

**MATTHEWS™**



# PROPERTY OVERVIEW

3016 Highway 41 S  
Springfield, TN 37172



\*PARCEL OUTLINE IS APPROXIMATE

# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Strategic Highway Exposure & Access**  
Located directly on Hwy 41 S, providing excellent visibility and convenient north-south connectivity throughout Robertson County and Middle Tennessee.
- **Strong Regional Connectivity**  
Positioned within easy reach of I-65, allowing efficient access to Nashville, Clarksville, and the broader Middle Tennessee logistics corridor.
- **Heavy Power & Industrial Infrastructure**  
Equipped with 1,200 Amps / 3-Phase power across several different services.
- **Crane-Served Warehouses**  
Features multiple overhead cranes, including a 15-ton and two 5-ton cranes, a major value-add for users requiring lifting capacity and workflow efficiency.
- **Functional Office Buildout**  
±2,100 SF office with private offices, conference room, and restrooms—ready for immediate occupancy with minimal capital investment.





± 10,000 VPD



± 13,000 VPD



**Driving Distance From Subject Property**

Springfield.....	±5.7 Miles
Nashville.....	±25 Miles
Clarksville.....	±37 Miles





±10,400 SF  
Warehouse 2

±8,700 SF  
Warehouse 1

± 2,100 SF  
Office

±6,000 SF  
Warehouse 3

US Highway 41S ±13,790 VPD

**3016 Highway 41 S**  
Springfield, TN 37172

**±27,200 SF**  
GLA

**±3.56**  
Acres

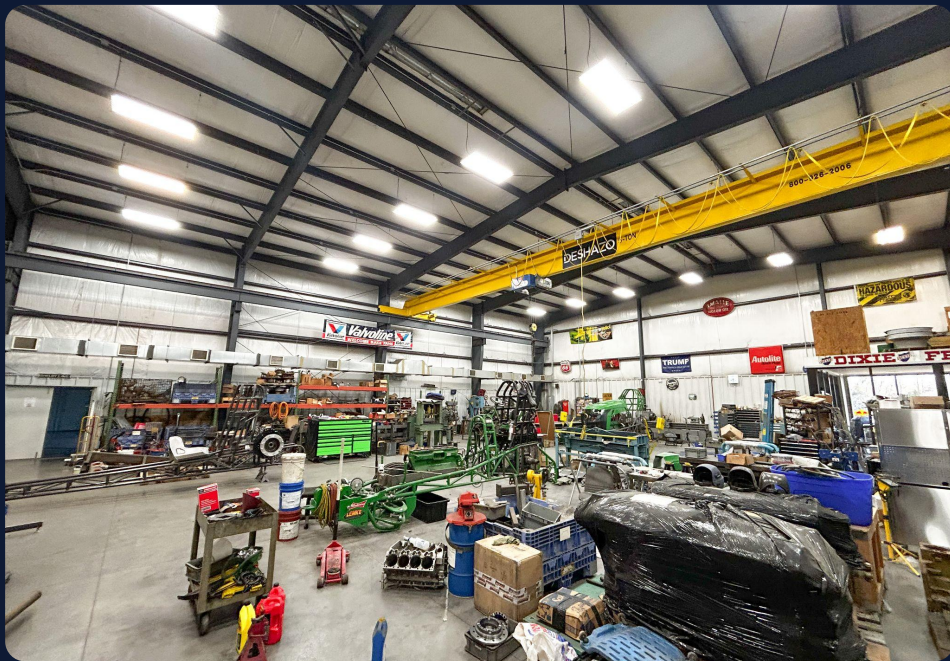
**\$2,999,999**  
List Price



# OFFICE PHOTOS



# WAREHOUSE PHOTOS



# Property Summary

## Property Summary

<b>Address</b>	3016 Hwy 41 S, Springfield, TN 37172
<b>Total Building Size</b>	±27,200 SF
<b>Land Area</b>	±3.56 Acres
<b>Price</b>	\$2,999,999
<b>Power Supply</b>	1,200 Amps, 3-Phase

## Building Breakdown

<b>Component</b>	<b>Size (SF)</b>	<b>Key Features</b>
Office	±2,100 SF	5 Private Offices, Conference Room, Security Room, Storage Closet, 2 Bathrooms
Warehouse 1	±8,700 SF	±12'– ±16' Clear Height, Interior Roll-Up Door (±16' W x ±14' H)
Warehouse 2	±10,400 SF	±22'– ±25' Clear Height, 15-Ton Crane (±17' under hook), 5-Ton Crane (±19'6" under hook), Interior Roll-Up (±16' W x ±15' H), Exterior Roll-Up (±14' x ±14'), Exterior Drive-In (±16' x ±16')
Warehouse 3	±6,000 SF	±22'– ±25' Clear Height, 5-Ton Crane (±19'6" under hook), Exterior Dock, Exterior Roll-Up (±14' x ±14'), Exterior Drive-In (±10' W x ±12' H)

# SPRINGFIELD, TN

## Market Demographics



**19,600**  
Total Population

**\$58,700**  
Median HH Income

**6,900**  
# of Households

**60%**  
Homeownership Rate

**18%**  
% Bachelor's Degree

**35**  
Median Age

**\$234,500**  
Median Property Value

## Local Market Overview

Springfield, Tennessee serves as a strategic industrial location within Robertson County, positioned approximately 30 miles north of downtown Nashville. The area benefits from direct access to U.S. Highway 41 and close proximity to Interstate 65 and Interstate 24, providing efficient connectivity to the greater Middle Tennessee region. Springfield has established itself as a manufacturing and logistics hub, supported by a diverse base of employers specializing in advanced manufacturing, appliance production, automotive components, material handling, and electrical systems.

The city continues to experience steady population growth while maintaining a cost-efficient operating environment compared to larger regional metros. A favorable labor pool, competitive wage structure, and access to regional workforce pipelines support industrial operations ranging from distribution to light and heavy manufacturing. Springfield's combination of infrastructure access, employer diversity, and proximity to Nashville positions the market as an attractive alternative for industrial users seeking scale, efficiency, and long-term growth potential.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	823	10,700	32,626
Current Year Estimate	797	10,272	30,894
2020 Census	768	10,135	29,682
Growth Current Year-Five-Year	3.20%	4.16%	5.61%
Growth 2020-Current Year	3.86%	1.35%	4.08%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	299	4,030	12,226
Current Year Estimate	289	3,855	11,523
2020 Census	291	3,811	11,011
Growth Current Year-Five-Year	3.53%	4.54%	6.10%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$162,130	\$110,824	\$102,346

# MATTHEWS™

## Exclusively Listed By

### Jay Reeves, SIOR

First Vice President

**(615) 476-3982**

**jay.reeves@matthews.com**

License No. 357879 (TN)

### Matthew Powell

Senior Associate

**(615) 763-8298**

**matthew.powell@matthews.com**

License No. 372958 (TN)

## Hutt Cooke | Broker of Record | Lic. No. 263667 (TN)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3016 Highway 41 S, Springfield, TN, 37172** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.