

122

Timberline Drive, Spring Hill, TN 37174

FOR SUBLEASE

34,560 SF

SATURN × CROSSING

*Available
Immediately*



NEW CLASS A CONSTRUCTION - SPRING HILL, TN

NEWMARK

501 Commerce Street, Suite 1610, Nashville, TN 37203
nmrk.com

For more information, please contact our exclusive agents:

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Managing Director

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Ansley Sampson

Associate

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34,560 SF AVAILABLE

122 Timberline Drive – Suite 400 | Spring Hill, TN 37174

Available For Sublease

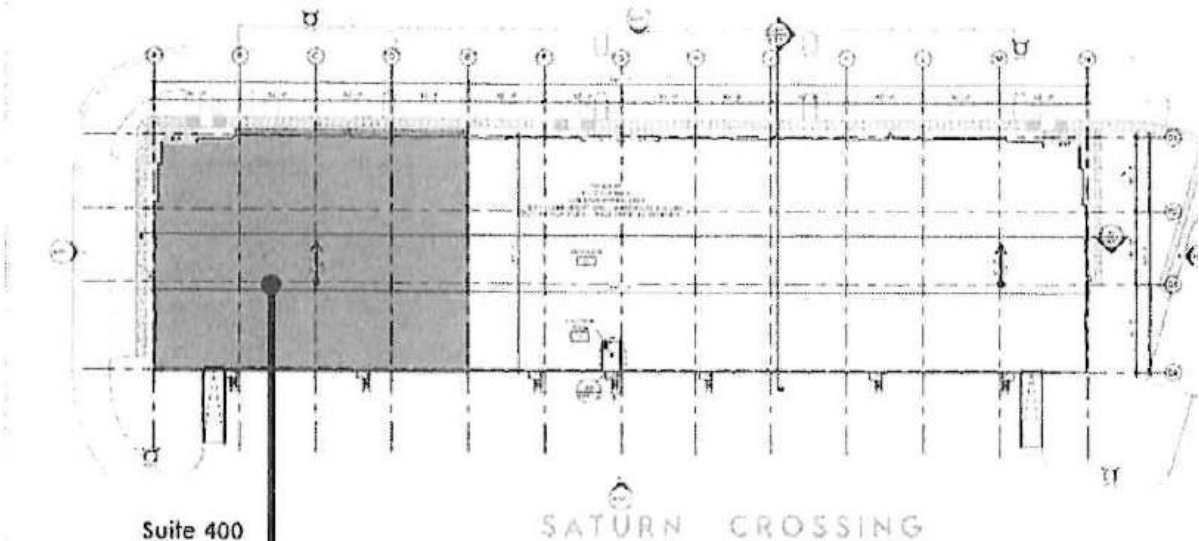
ADDRESS	122 Timberline Drive, Spring Hill, TN 37174
INTERSECTION	Saturn Parkway at Kedron Road
FRONTAGE	1/4 Mile Frontage With High Visibility On Saturn Parkway, ± 36,000 Vehicles per Day
CLEAR HEIGHT	32'
LIGHTING	High Bay LED lighting of 25ft candles in Speed Bays
SPRINKLER	ESFR Fire Protection
ZONING	I-1 Light Industrial
COLUMN SPACING	52' X 50', 60' Speed Bays
ROOF	45 mil TPO
BUILDING TYPE	Rear loading, dock high doors
CONSTRUCTION TYPE	Concrete Tilt Wall
SLAB	7" unreinforced
DOCK DOORS	Nine (9) - 9' X 10' Doors
OVERSIZED DOORS	One (1) - 14' X 16' Door
DRIVE IN RAMPS	Two (2)
SPEC SUITE	3,125 SF
SUITE SIGNAGE	Building Signage facing Saturn Parkway
FURNITURE / EQUIPMENT	Negotiable
SUBLEASE TERM	Expiration 7/31/2029
SUBLEASE RATE	\$11.75 NNN



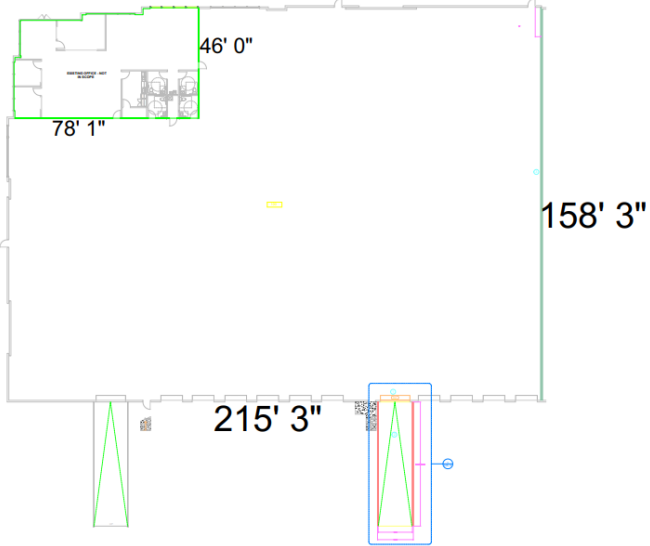
34,560 SF AVAILABLE

120/122 Timberline Drive | Spring Hill, TN 37174

FLOOR PLAN



Suite 400
Approx. 34,560 SF



34,560 SF AVAILABLE

120/122 Timberline Drive | Spring Hill, TN 37174

INTERIOR IMAGES





501 Commerce Street, Suite 1610
Nashville, TN 37203

BROKER CONTACT

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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