

**±18,092 SQ.FT.
INDUSTRIAL
SERVICE
FACILITY -
FOR LEASE**



1330 GATEWAY DRIVE, GALLATIN, TN



PROPERTY FEATURES

- ▶ ±18,092 SF Industrial Service Facility
- ▶ ±3.5 AC Dedicated Outside Storage
- ▶ ±4,752 SF Office Space
- ▶ Six (6) 12' x 14' Grade-Level Doors with Electronic Openers
- ▶ 18' Clear Height
- ▶ 120/208 Volt, 200-500 Amp, 3-Phase Power
- ▶ Excellent Location near Hartsville Pike (TN Route 25) just 3 Miles from Hwy 31E
- ▶ Significant Acreage for Truck and Trailer Storage, Yard Storage for Heavy Equipment, or Open-Air storage
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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Cole Griesser

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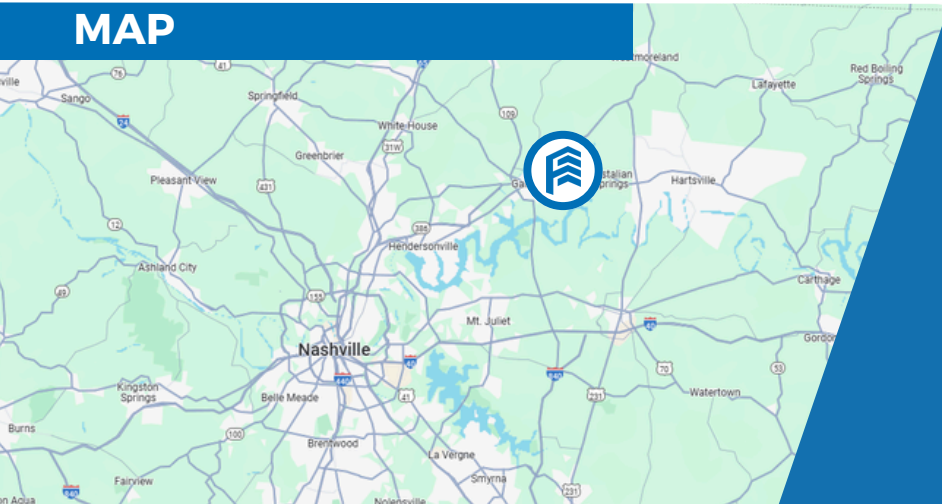
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The property is located in the heart of Gallatin's industrial market, just two miles from Music City Executive Airport and in close proximity to Highway 109, Highway 31 and Highway 25. Gallatin is one of Nashville's fastest growing Industrial submarkets, both commercially and residentially. Gateway Drive is situated 25 minutes from downtown Nashville and 30 minutes from Nashville International Airport, providing ease of access for any manufacturing or distribution users looking to increase their production in the area or give new businesses an ideal location for growth. The building is highly functional with 6 oversized drive-ins, 4,700 SF of office space and nearly 4 acres of dedicated outside storage land.

MAP



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