

# FOR SALE

±13,200 SF Industrial Building on 1.06 Acres

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services

REDUCED PRICE



554 HUNTLEY INDUSTRIAL DR  
SMYRNA, TN

Robert Stout, SIOR  
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O: (615) 256 - 3189 | www.charleshawkinsco.com  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

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HAWKINS CO.

# FOR SALE

## INDUSTRIAL BUILDING

### SPECIFICATIONS

- ±13,200 SF
- ±900 SF Office
- 15' – 18'6" Clear Height
- Clear Span
- (3) Grade-Level Drive-in Doors
  - (2) 12' x 14' & (1) 15' x 14'
- Built in 2019
- LED Lights
- Sprinklered
- (25) Car Parks
- Power: 3-Phase Electrical Service
  - Interior 225-amp, 120-volt panel
  - Exterior transformer delivering approximately 800-amp, 208-volt, 3-phase capacity
- Less than a mile from the Smyrna/Rutherford Co. Airport

**REDUCED PRICE \$3,300,000**



554 Huntley Industrial Dr., Smyrna, TN







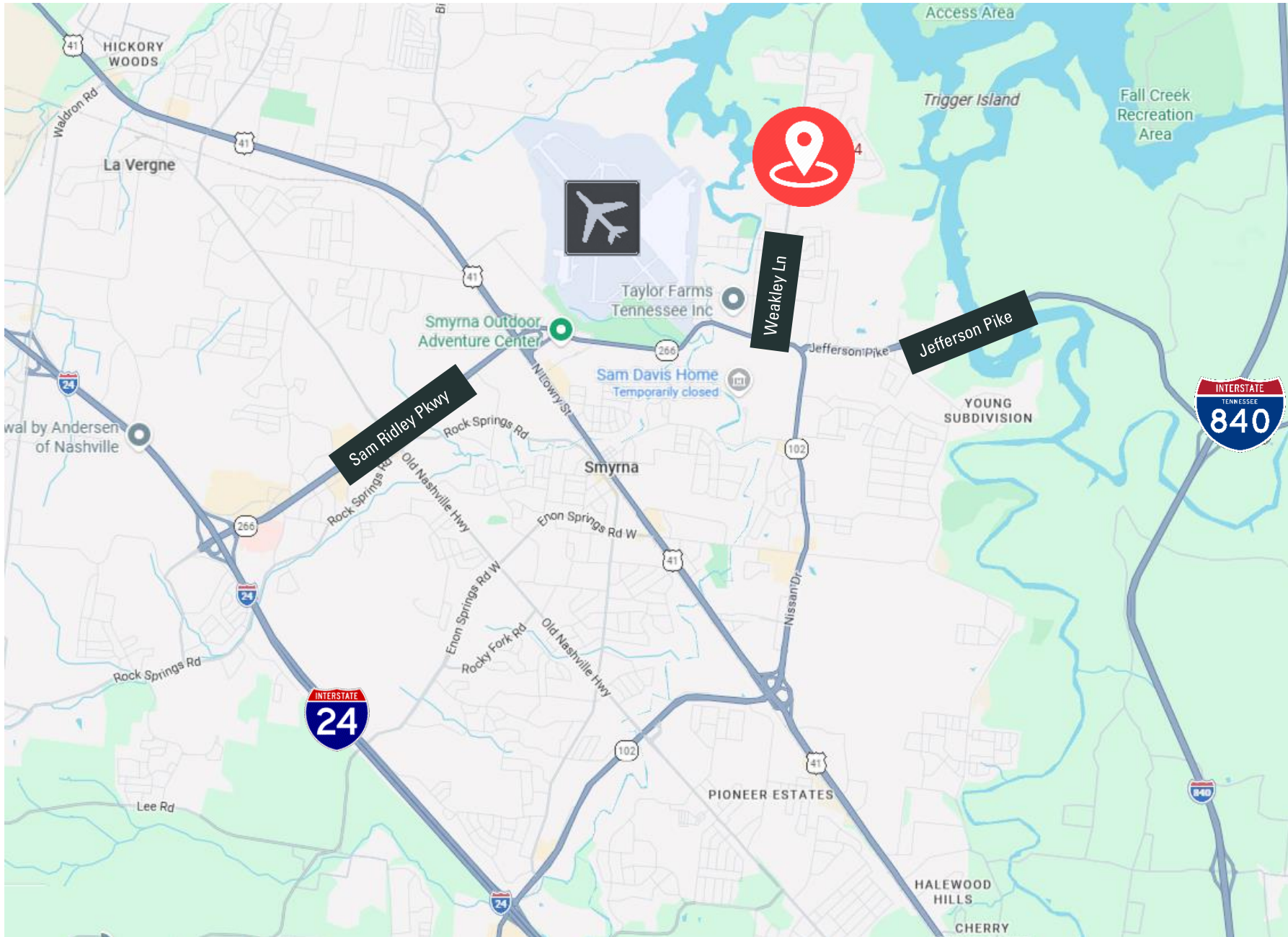
Smyrna/Rutherford Co. Airport ✈️

Weakley Ln

Huntley Industrial Dr



# LOCATION AERIAL





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