

FOR LEASE

±5,430 SF METAL OFFICE/WAREHOUSE BUILDING ON 1.33 ACRES

CHARLES
HAWKINS CO.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

O: (615) 256-3189 I

www.charleshawkinsco.com



225 FIBERGLASS DRIVE

MT JULIET, TN 37122

Exclusively Listed By:

Bridger Smith, SIOR
Senior Vice President

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Kevin Irwin, SIOR
Senior Vice President

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kirwin@charleshawkinsco.com

Show Up. Care. Deliver.

PROPERTY INFORMATION

CHARLES
HAWKINS CO.

SIZE	±5,430 SF
ACREAGE	±1.33 Acres Fully Fenced
ZONING	Industrial
LOCATION	Minutes from Providence Marketplace, I-40, BNA Airport <i>±2 minutes to access I-40</i> <i>±12 minutes to BNA Airport</i>

PROPERTY SPECIFICATIONS

Type	Metal Office/Warehouse Building
Doors	(3) Pull-through bays and (6) 14' x 12' drive-in doors
Clear Height	18' - 22'
Features	Full Kitchen Full Bath with Shower
Access	Multiple Entrances
Lot	Paved & Fenced – ample space for fleet vehicles, equipment, storage

Exceptional Regional Connectivity

Mt. Juliet sits on the east side of the Nashville metro, giving businesses efficient access to the region's major transportation network. The area's industrial properties benefit from connectivity to I-40, I-840 and I-24, making it practical for both local service calls and regional distribution.

Mt. Juliet has developed into a significant manufacturing, distribution and logistics hub, with major users such as Nissan Parts Redistribution Center, BNA7 Amazon, Under Armour and CEVA Logistics operating in the market.

LEASE RATE: CONTACT BROKERS



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PROPERTY PHOTOS



LOCATION MAP

Location Advantages

- Direct access to Interstate 40, the primary east-west logistics corridor connecting Nashville, Knoxville, Memphis, and the broader Southeast.
- Centrally positioned within the Nashville MSA, providing access to a labor force of more than one million people.
- Minutes from the Mt. Juliet Road/Providence commercial district, offering abundant retail, restaurants, hotels, and business services.
- Located in a well-established industrial area



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