



## HIGHLIGHTS

- ±16,141 Total Square Feet
- Office/retail building with attached warehouse distribution area. Separate mini-storage buildings with stand-alone office
- **REDUCED PRICE: \$1,695,000.00 (\$105.01 /SF)**
- Perfect for owner/ user with investment component
- 2.11 Acres
- 6,373 SF Office/ Warehouse Building plus mezzanine office
- 768 SF Stand-alone office building
- 9,000 SF Mini Storage (66 Units in 5 buildings)
- 12 RV Storage Spaces
- ± 4,350 SF Graveled Yard
- Prime Location at exit 64 on I-24; near Dollar General
- Heavy power - 600 Amps



**Paul M. Myers, MPRE**  
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Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

For Sale  
±16,141 Total SF  
Flex Buildings

599 Waldron Road  
LaVergne, TN 37086  
Rutherford County

CHARLES  
HAWKINS CO.

## AERIALS



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PHOTOS



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