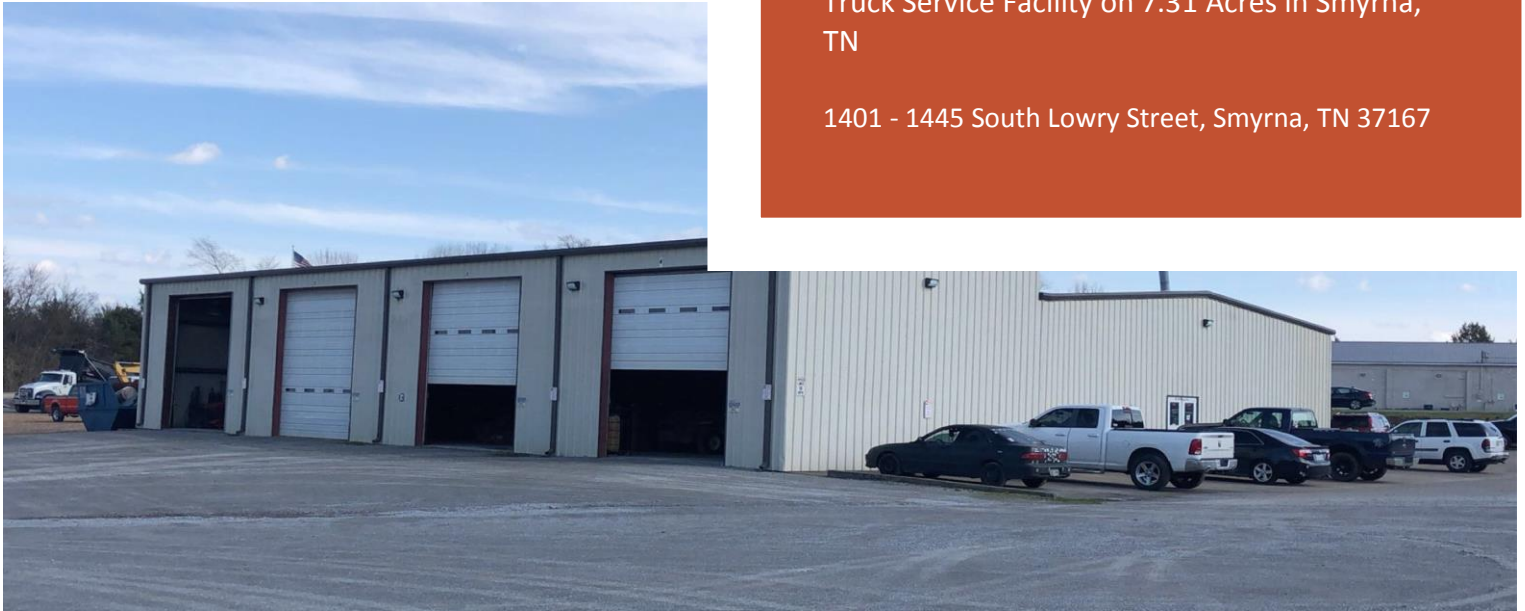


# SALE OR LEASE

Truck Service Facility on 7.31 Acres in Smyrna, TN

1401 - 1445 South Lowry Street, Smyrna, TN 37167



## HIGHLIGHTS

- ±18,829 SF Total SF (Includes 3 properties)
- ±7.31 Acres
- Site features 2 Industrial buildings & one commercial building
- Offers 675' of frontage on South Lowry Street in Smyrna, TN
- Sale Price: \$5,495,000
- **1417 S. Lowry Street**
  - \$13,700 / Month NNN (Bldg. on 2 acres)
  - Additional land available \$2,500 / month
  - ±10,960 SF
  - ±3.10 Acres
  - Zoned I-3 (Heavy Industrial)
- **1445 S. Lowry Street**
  - ±6,043 SF
  - ±2.00 Acres
  - Zoned C-2: Highway Service
  - Income potential (current tenant in place)
- **1401 S. Lowry Street**
  - ±1,826 SF
  - ±2.20 Acres
  - Zoned I-3 (Heavy Industrial)
  - Income potential (current tenant in place)



**Robert, SIOR**  
First Vice President  
O: 615.345.7210  
rstout@charleshawkinsco.com

**Kevin Irwin**  
Vice President  
O: 615.345.7275  
kirwin@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37211  
T: 615.256.3189 / F: 615.254.4026



**Sale or Lease**  
 +18,829 SF Available  
 Truck Service Facility

1401 - 1445 S. Lowry Street  
 Smyrna, TN 37167  
 Rutherford County

**CHARLES  
 HAWKINS CO.**

**BUILDING SPECIFICATIONS**  
 1417 Main Warehouse

- (4) Drive in doors - 14' x 16'
- (1) Drive in door - 12' x 10'
- (1) Drive in door - 14' x 16'  
 leading into parts area
- Oil burning heaters in warehouse
- Vent fans
- Metal halide lighting
- Shop restroom
- 15.6" - 17'10" Clear height
- (2) Private offices
- (1) Reception area

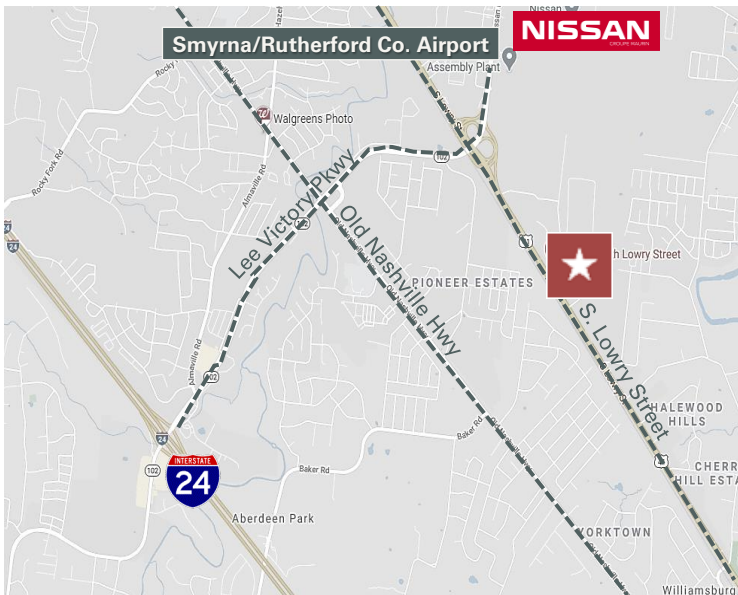
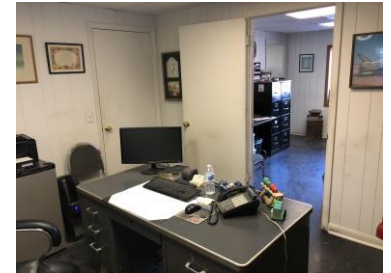
1417 S. Lowry Street



1445 S. Lowry Street



1401 S. Lowry Street



**Robert, SIOR**  
 First Vice President  
 O: 615.345.7210  
 rstout@charleshawkinsco.com

**Kevin Irwin**  
 Vice President  
 O: 615.345.7275  
 kirwin@charleshawkinsco.com

Exclusively listed by:  
 Charles Hawkins Co. / CORFAC International  
 760 Melrose Avenue  
 Nashville, TN 37211  
 T: 615.256.3189 / F: 615.254.4026