

INVESTMENT

100% Leased Industrial Investment Opportunity
Located Directly in Front of Walmart with Frontage
on an Active Thoroughfare in Antioch, TN

2915 Murfreesboro Pike, Antioch, TN 37013



FINANCIALS

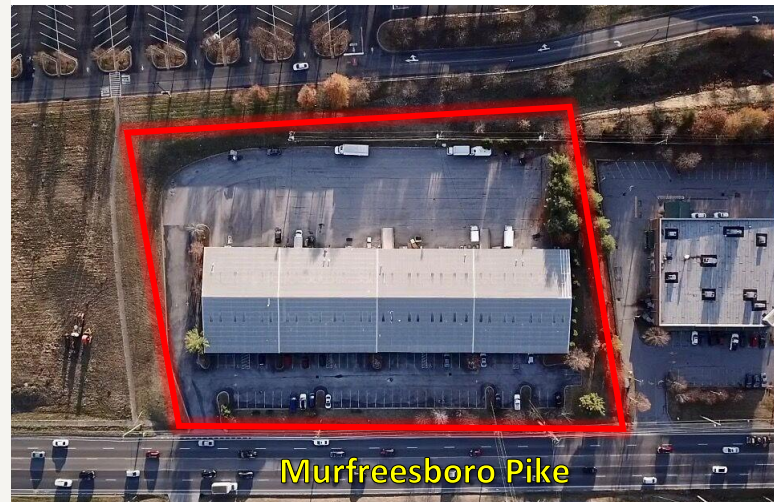
Asking: \$4,200,000 (\$112.00/ SF)

Projected Cap Rate: 6.5%

Projected NOI: \$272,582

HIGHLIGHTS

- Industrial Investment Opportunity
- ±37,500 SF Flex/Warehouse Building
- 100% Occupancy
- Located directly in front of Walmart and next to Walgreens
- Offers excellent exposure and visibility with frontage on Murfreesboro Pike
- ±3.41 Acres
- Excellent exposure and visibility on Murfreesboro Pike
- 29,796 AADT Traffic Count on Murfreesboro Pike



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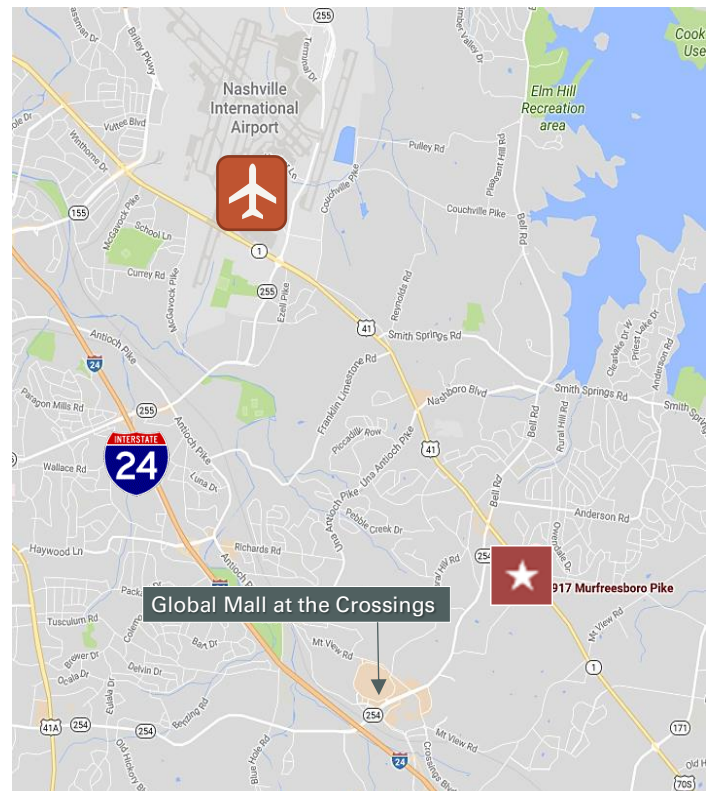
Investment
±37,500 Total SF
Flex Building

2915 Murfreesboro Pike
Nashville, TN 37013
Davidson County

**CHARLES
HAWKINS CO.**

SPECIFICATIONS

- (10) Dock Doors
- (3) Drive-In Doors
- 24' - 28' Clear Height
- Sprinklered



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