



1903 KITTY HAWK DRIVE

23,578 SF | 3.44 ACRES | FLEX BUILDING/AIRPLANE HANGAR

FOR SALE IN SMYRNA, TN

FOUNDRY
COMMERCIAL

THE OPPORTUNITY

Foundry Commercial has been retained as the Exclusive Agent in the sale of 1903 Kitty Hawk Drive, Smyrna TN ("the Property"). The asking price for this property is \$2,900,000.

The Property is a 23,578 SF Class A multi-purpose flex building on 3.44 acres located 24 miles south of Nashville. The Property is on the grounds of the Smyrna/Rutherford County Airport, which allows for front-door travel access to business opportunities across the nation. The Property is also located within 10 miles of three interstates which bisect Middle Tennessee. The Smyrna/Rutherford County Airport business park offers immediate access to the Smyrna Golf Course with an 18-hole regulation golf course and 9-hole Executive Course, as well as proximity to the Smyrna Greenway.

The Property includes renovated office space and an expansive flex building/hangar space with over \$300,000 invested in capital improvements in 2014. The 6,316 SF office space has upgraded fixtures and furnishings throughout the lobby and reception area, executive and private offices, boardroom and server room with over 2,827 SF of additional storage space. The 14,010 SF warehouse/hangar is fully insulated, equipped with exhaust fans and features automatic hangar doors that open directly onto the runway. The space is in pristine condition with 33' of clear height to accommodate 3 private planes or provide ample space for any manufacturing/storage needs.

For further information about the property or to arrange a tour, please contact **Rick Helton** at **615-324-0785**.



PROPERTY OVERVIEW



Main Entrance



Hangar's Automatic Doors to Runway



Interior of Warehouse / Hangar



Lobby Area



Conference Room

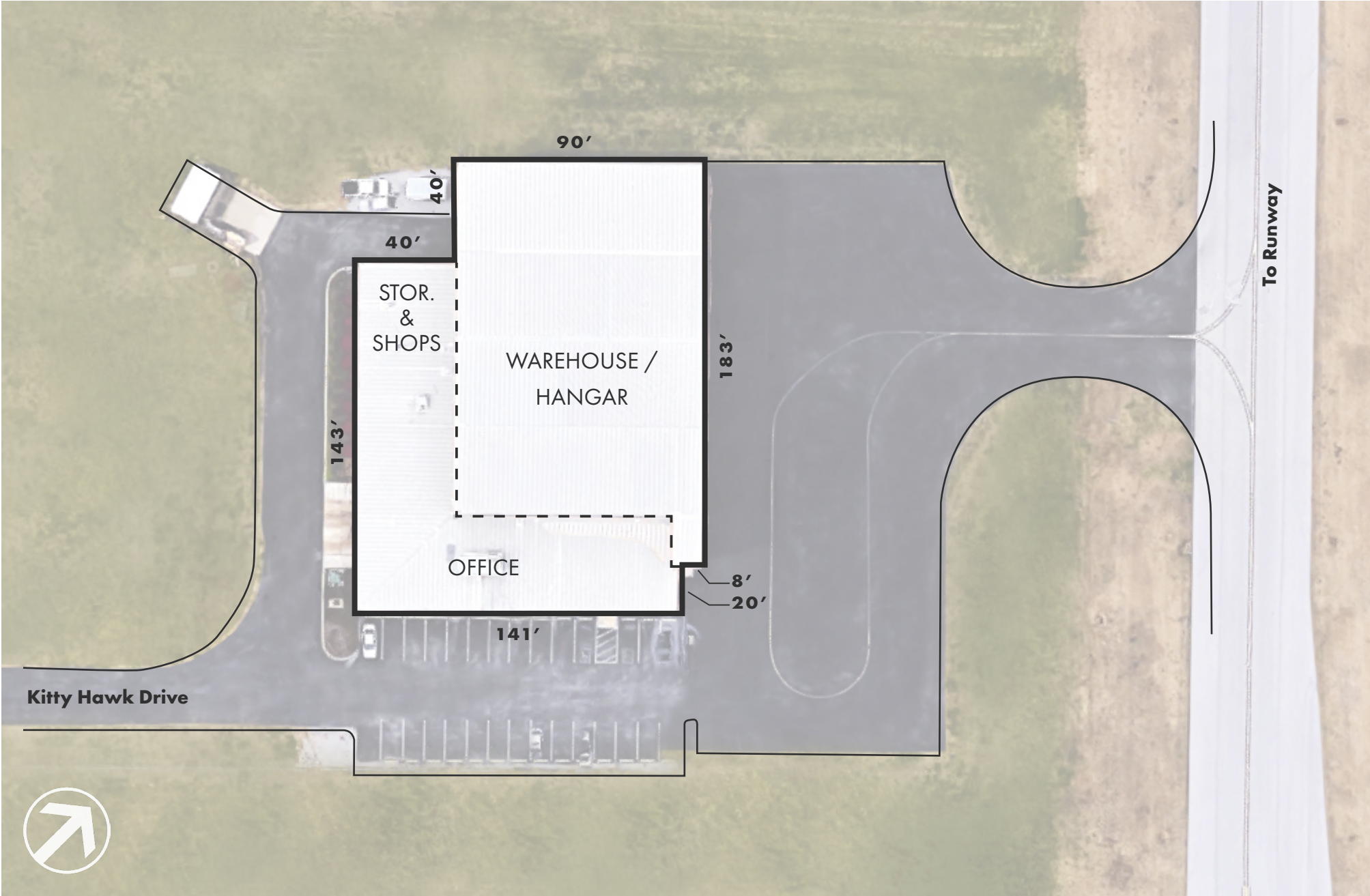
PROPERTY DETAILS

Purchase Price	\$2,900,000
Address	1903 Kitty Hawk Drive Smyrna TN 37167
Sub Market	Smyrna / Rutherford County Airport
Zoning	A1 - Airport District
Site Size	3.44 AC
Improvements	23,578 SF Total Existing Building
Construction	Brick Apron Office Pre-Engineered Metal hangar
Year Built	2006
Clear Height	33'
Ground Lease	2018 Ground Lease Rent is \$29,746 with annual CPI increases. Expires March 2035 with a 10-year renewal option.
Potential Uses	Airplane Hangar, General Business, Automotive, Light Manufacturing / Storage Needs, Trade School, Food Service, Government Administration

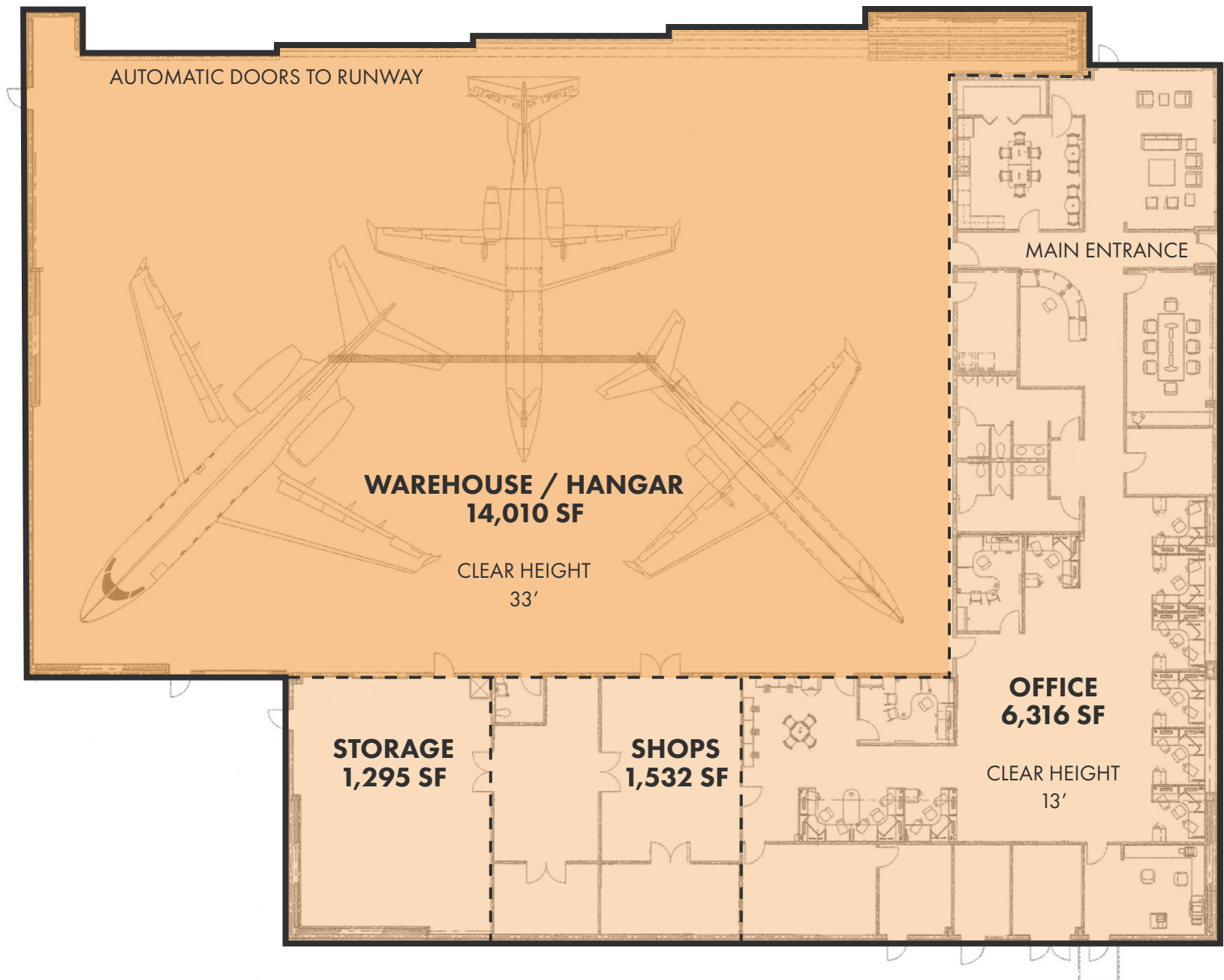
PROPERTY HIGHLIGHTS

- Warehouse in Pristine Condition
- Power Operated Hangar Door
- Property Tax Exempt
- Updated HVAC
- Close Proximity to I-24

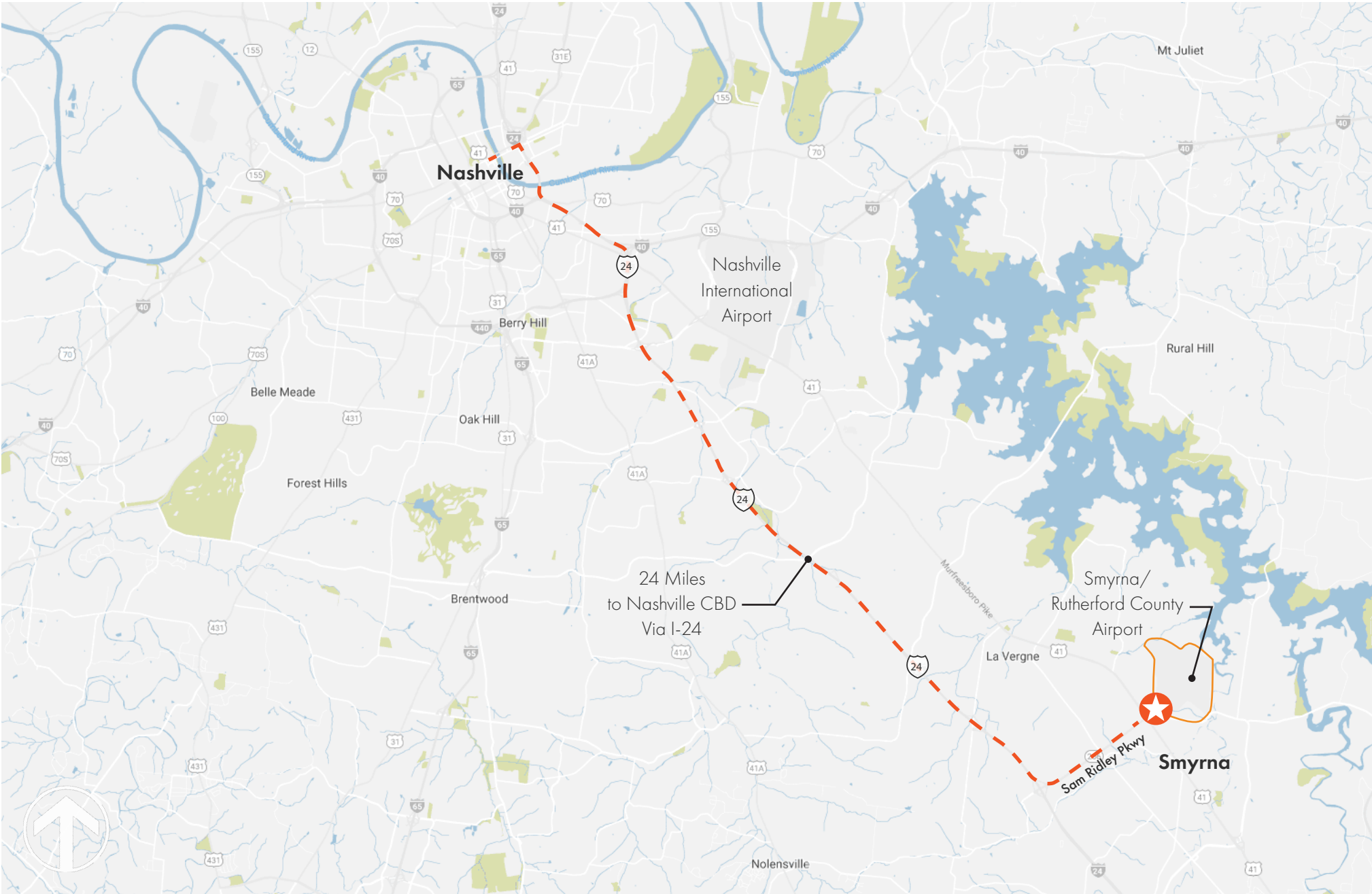
SITE PLAN & BUILDING DIMENSIONS



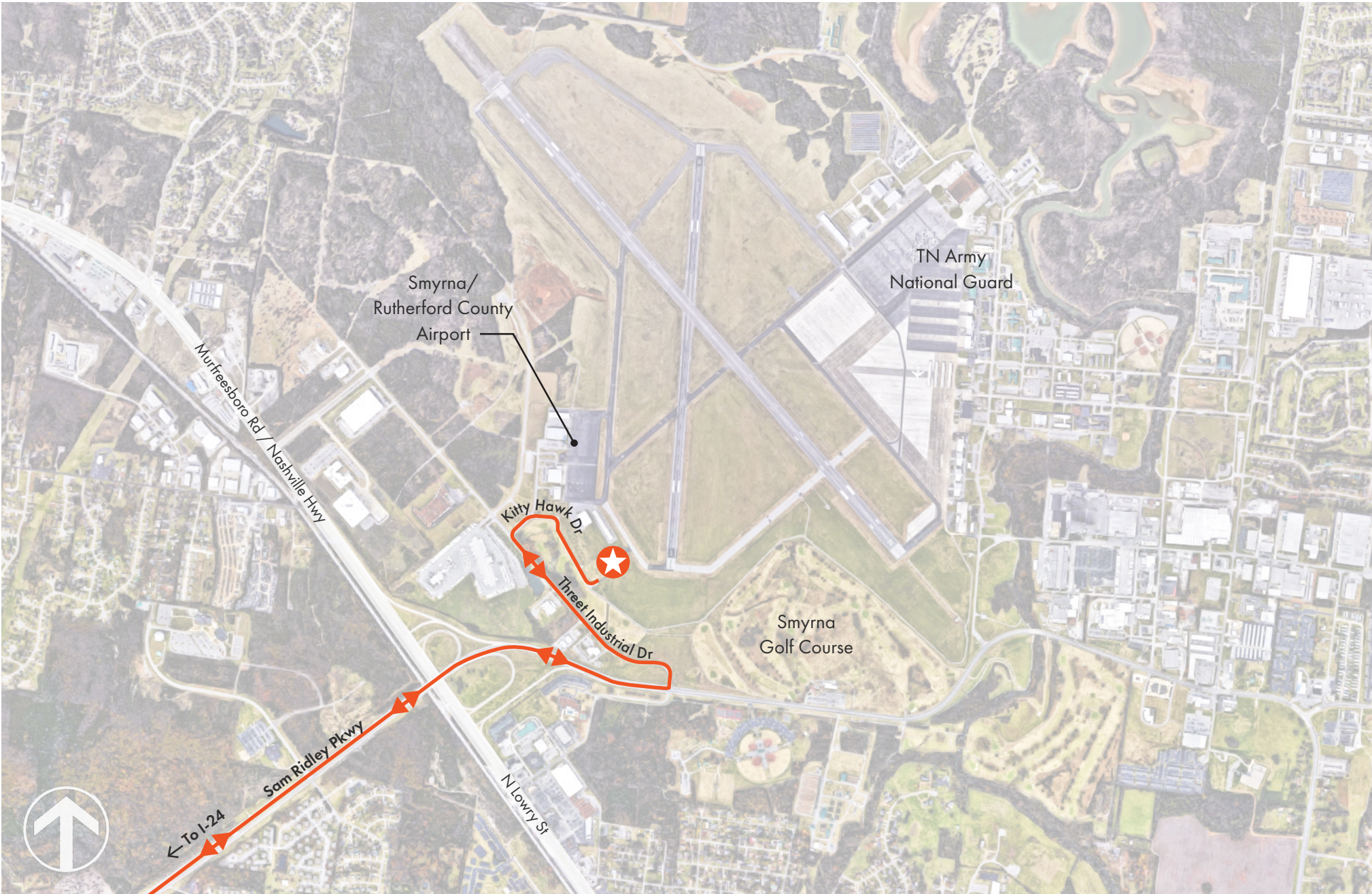
INTERIOR LAYOUT



PROXIMITY TO NASHVILLE



ACCESS TO SITE





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