

FOR SALE OR LEASE

170 Spicer Dr
Gordonsville, TN 38563



JP Powell
Managing Broker, SIOR
C 615.533.5682
O 615.824.7072
jpowell@southeasterncommercial.net

DETAILS

71,325 SF of Industrial space located 51 miles east of Downtown Nashville, 22.5 Miles from Lebanon and 32.8 miles from Cookeville. Access to N. Fayetteville St & 220 Bypass.

KEY FACTS

- Leasing for \$2.75/ SF NNN
- 25' Clear Height / 20' at Eaves
- 3 Phase Power; 480V; 1600 AMP
- Five (5) Dock Doors; 3 Drive-in
- 25' x 50' Column Spacing
- Sprinkler System



170 Spicer Dr, Gordonsville, TN 38563



Currently



After renovation





Available Space: 71,325 sf + additional 6+/- acres



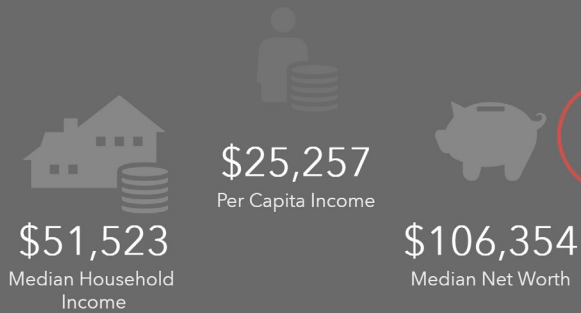
Employment

Employment Overview

170 Spicer Dr, Gordonsville, Tennessee, 38563

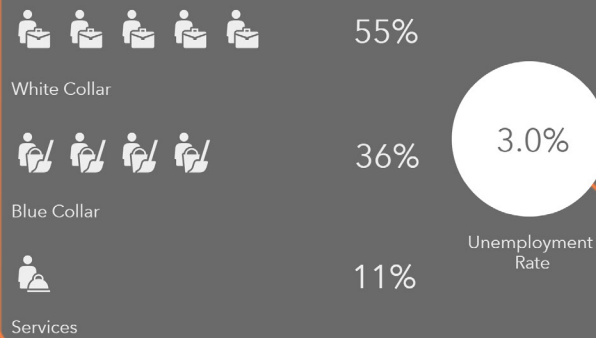
INCOME

0 - 1 miles



EMPLOYMENT

0 - 1 miles



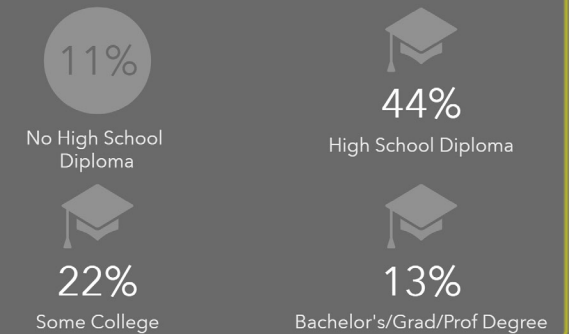
BUSINESS

0 - 1 miles



EDUCATION

0 - 1 miles



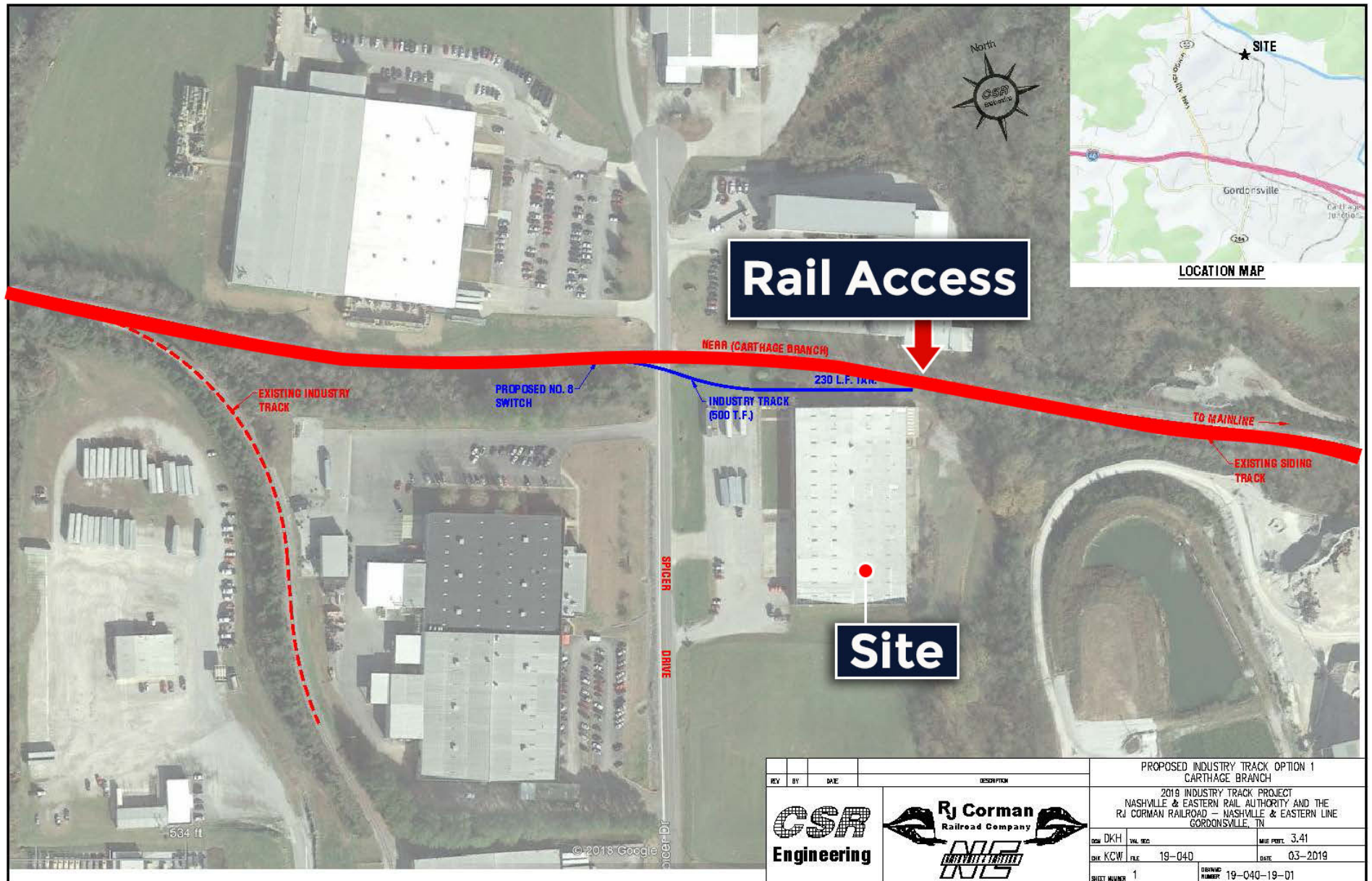
Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2019 Total Population	124	2,139	6,409
2019 Total Households	57	872	2,516
2019 Average Household Size	2.18	2.45	2.49
2019 Median Household Income	\$51,523	\$52,883	\$44,270
2019 Median Age	42.1	41.7	42.7

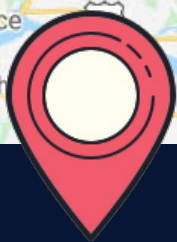
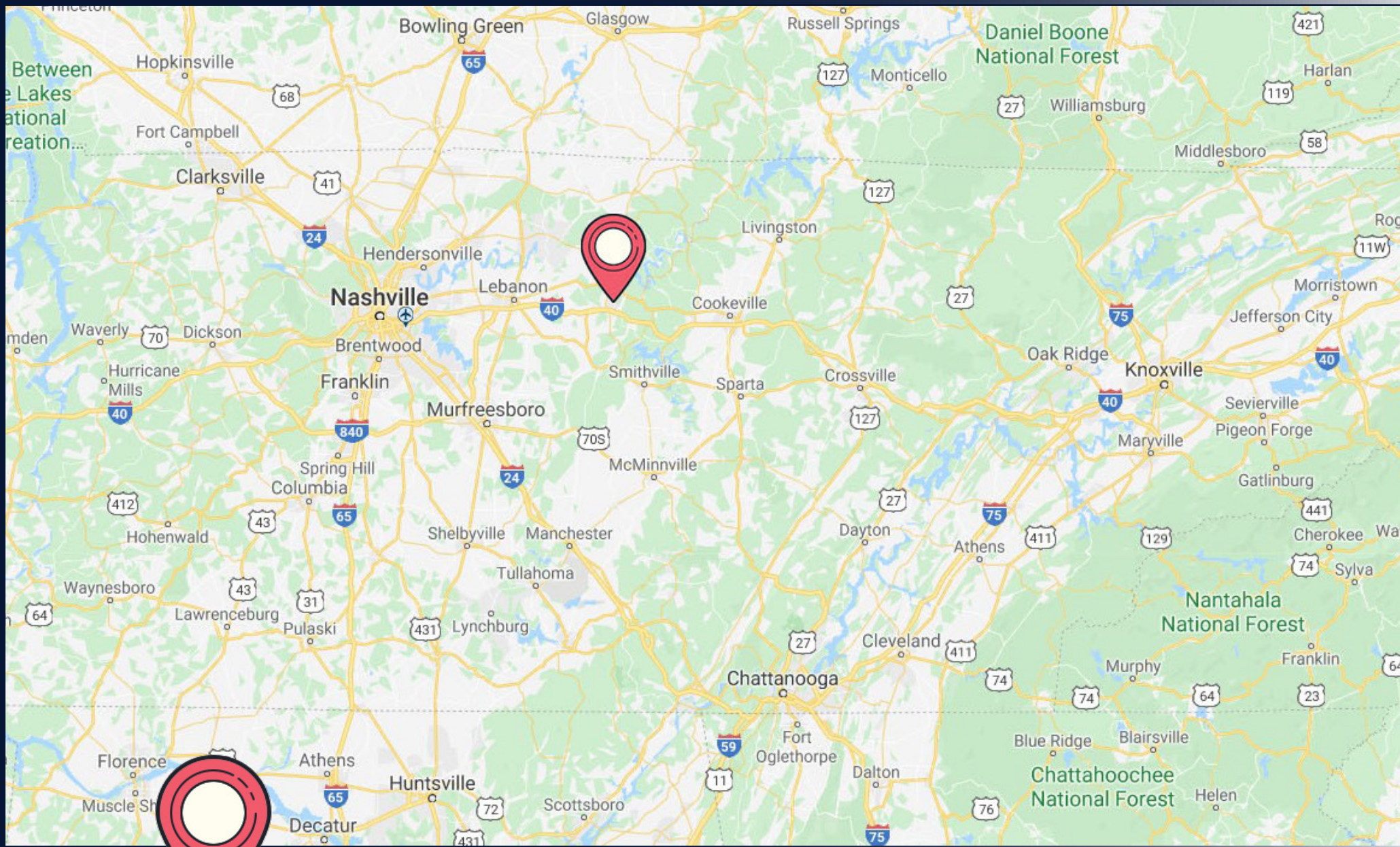
KEY FACTS

0 - 1 miles



Rail Service





170 Spicer Dr
Gordonsville, TN 38563

Location Highlights

I-40 : 1 Mile
Lebanon: 22 Miles
Cookeville: 32.8 Miles
Downtown Nashville: 51 Miles