

3600 Kelton Jackson Rd
Building For Lease
Springfield, TN 37172

Property: 3600 Kelton Jackson Rd

Building Specs:

- Building size 28,000 s.f. (25,000 s.f. warehouse with 3,000 s.f. office space)
- Eave heights from 18 - 22 ft.
- 1600 amp electric service
- Building plumbed for compressed air (no compressor included)
- Natural gas heat in warehouse
- 30' x 75' heated paint room with dry filter bank exhaust
- Office in warehouse area with central heat/air
- exterior loading dock with dock bumpers
- employee parking lot (approx. 30 spaces)

Office specs:

- offices - 8 ea
- conference room
- copier / data room
- receptionist office
- kitchen
- two office restrooms
- employee breakroom with large employee restroom
- central heat/air
- prewired for network

Storage lot

- approx. 2 acres of gravel lot
- fenced lot

Landlord in charge of:

- building property insurance (does not include contents insurance)
- building property taxes (city and county)

Tenant in charge of:

- contents insurance and liability insurance (with TKC Company named additional named insured)
- any snow and ice removal
- all utilities including garbage pickup
- normal building maintenance(from tenant use)
- general building housekeeping, restroom cleaning, office floors waxed/ buffed (every 6 months min.)
- mowing, grounds cleaning and garbage pickup

Lease term 1 years

Price per month - \$ 11,600.

Lease term 3 years

Price per month - \$ 11,200.

Lease term 5 years

Price per month - \$10,800.

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