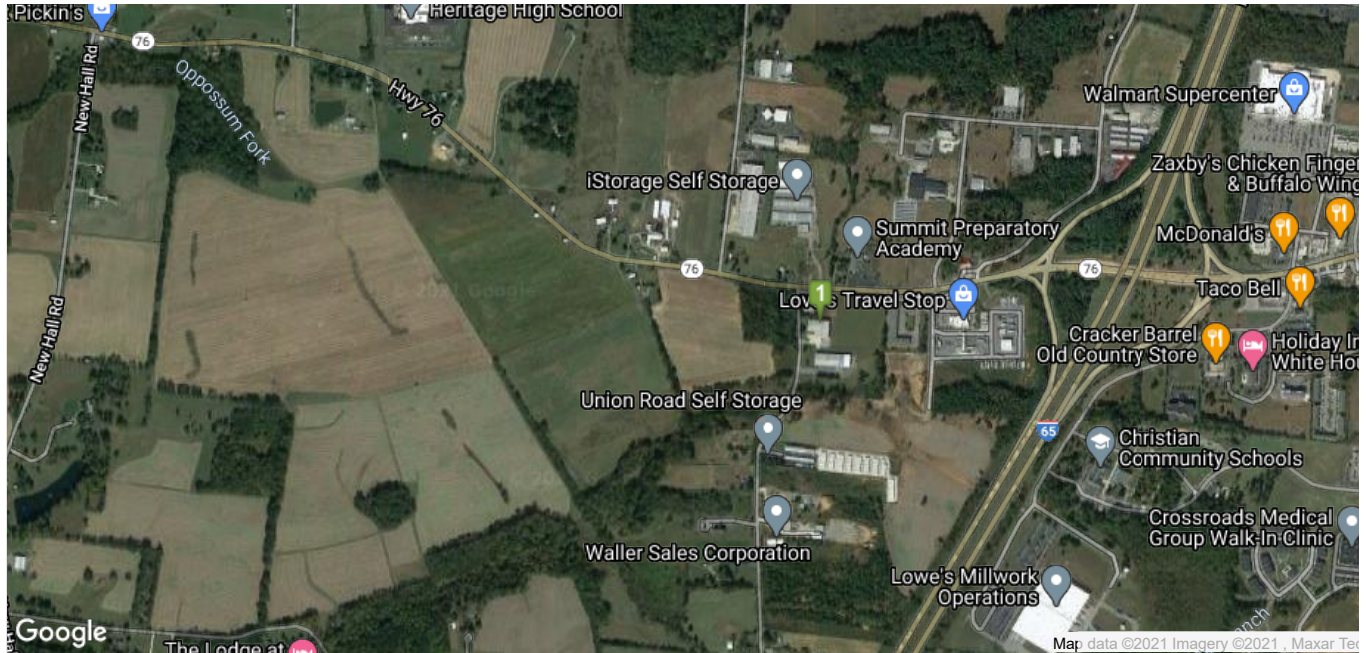


3045 Union Road Bldg.
3045 Union Road
White House, TN 37188



<https://properties.tvasites.com/inSite3-StandAlone/Search-InSite.aspx?details=1793>



ED Contact

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3045 Union Road Bldg.

Wall mounted exhaust fans; dock platform with Edge-O-Dock leveler and UPS dock bay. Metal roof. Metal halide lighting.

Building Information			
Building Types:	Warehouse	Zoning:	Industrial
Status:	Available	Cranes:	No
Business/Industrial Park:	no	Heated:	Yes
Ceiling Height:	24-28.6	Heat Type:	Electric-office area only
Building Size:	20,634	Air Conditioned:	Yes
Total Available (sq ft):	20,634	Dock:	Yes
Divisible (yes/no):	No	Number of Truck Docks:	0
Minimum Subdivide:	10,000	Docks with Levelers:	1
Office Area (sq ft):	616	Number of Drive In Doors:	2
Year Built:	1988	Parking:	Yes
Primary Construction Material:	Prefinished crimped metal	Floor Thickness:	6
Secondary Construction Material:	Structural frame: Rigid	Reinforced Concrete Floor:	Yes-Slab on grade
Site Size (acres):	1.72	Ownership:	private
Contig. Acres Available For Dev.:	No	Number of Stories:	1
Maximum Contiguous Space:	11,250	Parcel ID:	Map 106 Parcel 119.00

Pricing Terms			
For Sale:	No	Lease Type:	Triple Net
For Lease:	Yes	Price Negotiable:	Yes
Lease Cost:	\$3.95		

Geographic/Transportation Information			
Latitude:	36.467653	Highway Name:	State Route 76E
Longitude:	-86.691436	Distance to Highway:	0.01
County:	Robertson	Highway Name 2:	US 31 W
Rail Access:	No	Distance to Highway 2:	2.5
Airport Zone:	No	Interstate Name:	I-65
Foreign Trade Zone:	No	Distance to Interstate:	4
Revitalization Area:	No	Airport Name:	Nashville International Airport (BNA)
Topography:	Level terrain	Distance to Airport:	30
Tax Increment Financing Area:	No	Airport Name 2:	Sumner County Regional Airport
Enterprise Zone:	No	Distance to Airport 2:	20.8
Flood Plain:	No	Port Name:	Nashville-Cumberland River
Wetlands:	No	Distance to Port:	30
Brownfield:	No		

Utility Information			
Service to Property (Distribution):	Yes	Gas Provider:	Piedmont Natural Gas
Electric Provider:	Cumberland Electric Membership Corp.	Water On Site:	Yes
Electric Phase:	3	Water Provider:	White House Utility District
Sewer On Site:	Yes	Telecom On Site:	Yes
Sewer Provider:	City of White House	Telecom Provider:	AT&T
Gas On Site:	Yes		

Additional Information			
Region:	Middle TN		

3045 Union Road Bldg.



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