

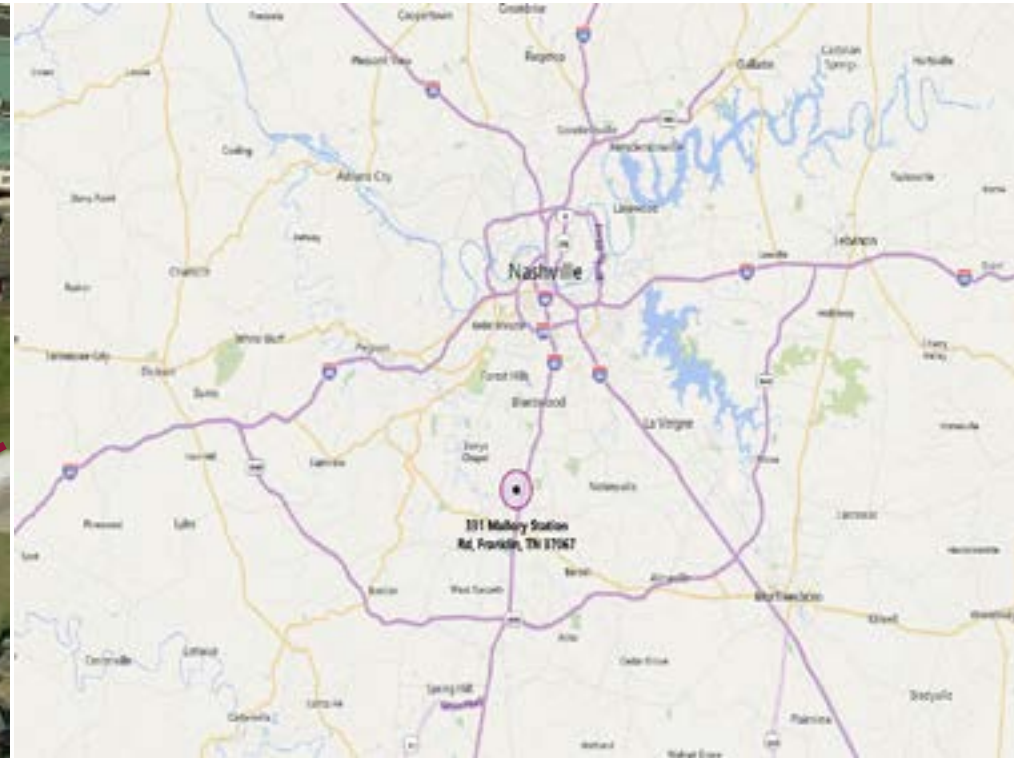


331 Mallory Station Rd.

Franklin, TN
For Lease/ Sale

Mike Russell, SIOR
615.300.7114 mrussell@horrellcompany.com
Ben McKnight
615.300.7545 bmcknight@horrellcompany.com
www.horrellcompany.com
Office 615.256.7114 Fax 615.256.7181
3030 Sidco Drive Nashville, TN 37204

Currently the Corporate Headquarters of Lee Company (Vacating 11/2017)
Multi-Purpose Facility for Service Center, Medical, Training, Technology, or Analytical Lab



Rare Opportunity to Own or Lease a 3.71 Acre Parcel Improved with an Office/ Shop Facility Totaling 44,100 ± SF (DIVISIBLE):

- 44,100± Total Square Feet (DIVISIBLE)
- 29,900± Square Foot Office Space
- 14,200 ± Square Foot Warehouse/ Shop Facility
- 3.71 Acres
- Fenced Outside Storage
- 140+ Parking Spaces

For Lease~ \$18.00 PSF Net~ Office Space
 \$10.00 PSF Net~ Warehouse Space

For Sale~ \$9,500,000



331 Mallory Station Rd.

Franklin, TN
For Lease/ Sale

Mike Russell, SIOR
615.300.7114 mrussell@horrellcompany.com
Ben McKnight
615.300.7545 bmcknight@horrellcompany.com
www.horrellcompany.com
Office 615.256.7114 Fax 615.256.7181
3030 Sidco Drive Nashville, TN 37204

29,900 ± SF of Office Space

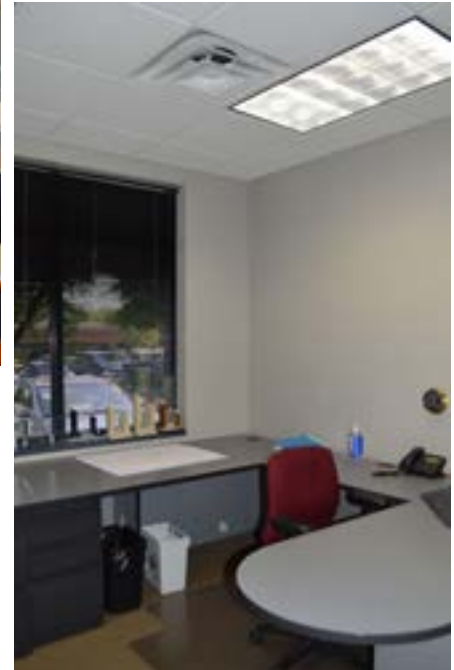
Conference Rooms



Private Offices

Lobby

Call Center



Break Room



Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. All information should be verified prior to purchase or lease.



331 Mallory Station Rd.

Franklin, TN
For Lease/ Sale

Mike Russell, SIOR
615.300.7114 mrusell@horrellcompany.com
Ben McKnight
615.300.7545 bmcknight@horrellcompany.com
www.horrellcompany.com
Office 615.256.7114 Fax 615.256.7181
3030 Sidco Drive Nashville, TN 37204

**Multiple Combinations
of Space Available &
the Ability to Create an Open
Floor Plan**

VIRTUAL TOUR! CLICK HERE





331 Mallory Station Rd.

Franklin, TN
For Lease/ Sale

Mike Russell, SIOR
615.300.7114 mrussell@horrellcompany.com
Ben McKnight
615.300.7545 bmcknight@horrellcompany.com
www.horrellcompany.com
Office 615.256.7114 Fax 615.256.7181
3030 Sidco Drive Nashville, TN 37204



14,200 ± SF Warehouse/ Service Shop

2,000 SF of a Maintenance/ Shop Facility
Heated & Air Conditioned

Electrical: 3 Phase/ (3) 400 amp/ (2) 200 amp
480 volts
3 phase

Ceiling Height: 17' - 20'

Lighting: T-5 Lighting

Doors: Four (4) 12' x 12' Drive In Doors

Heating: Gas Heat in Warehouse

Storage: Mezzanine Storage & Outside Fenced Storage

Sprinklered: Wet Sprinkler System



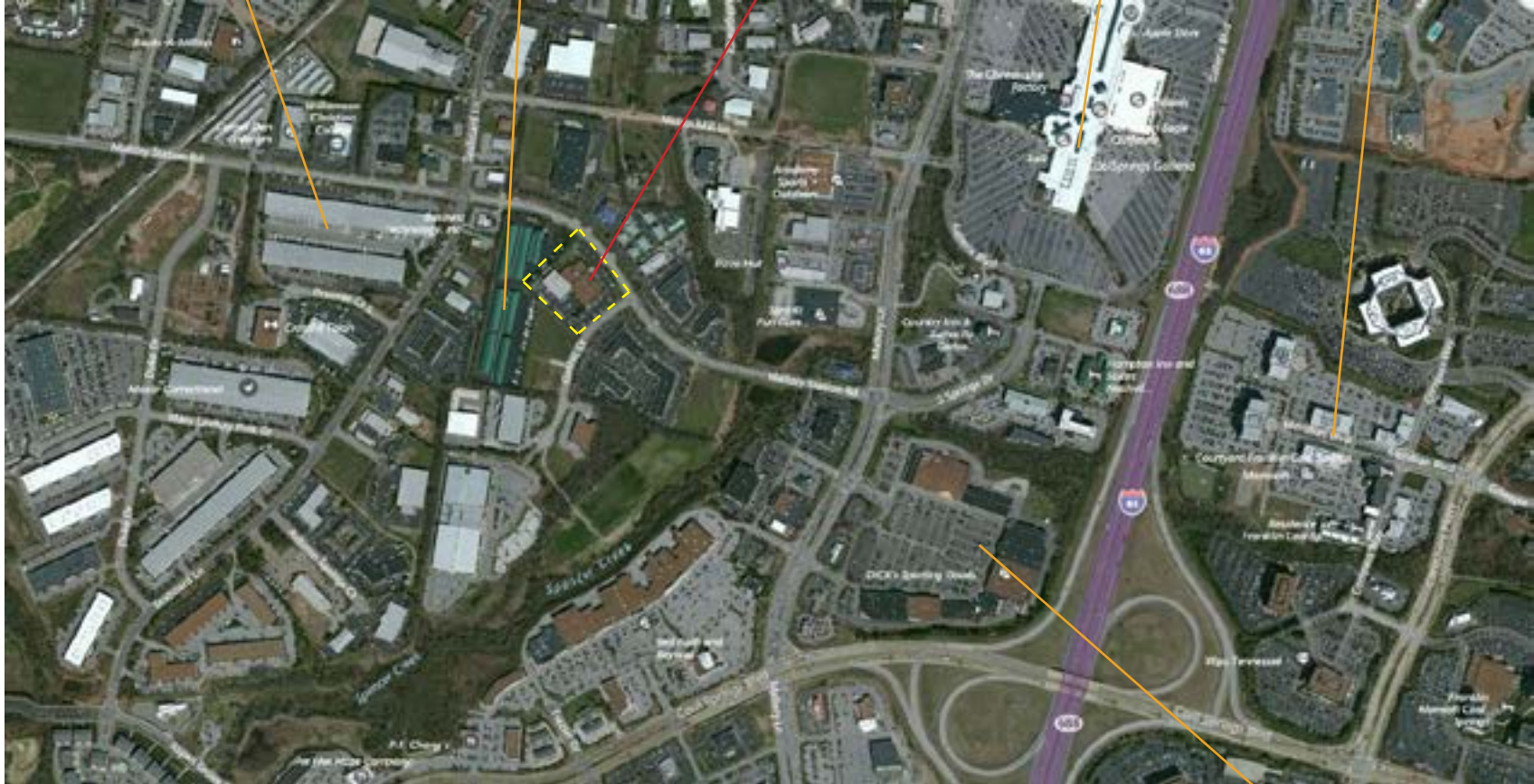


331 Mallory Station Rd.

Franklin, TN
For Lease/ Sale

Mike Russell, SIOR
615.300.7114 mrussell@horrellcompany.com
Ben McKnight
615.300.7545 bmcknight@horrellcompany.com
www.horrellcompany.com
Office 615.256.7114 Fax 615.256.7181
3030 Sidco Drive Nashville, TN 37204

Aspen Grove Mallory Station Storage **Available Site** Cool Springs Mall Meridian Corporate Centre



20 Minutes from Downtown Nashville

Less than 1 Mile to Interstate 65

Close to Multiple Restaurants / Shopping Centers/ Hotels

Cool Springs Market Place