

FREESTANDING INDUSTRIAL BUILDING FOR LEASE

300 EDDY COURT

FRANKLIN, TN 37064



Listed By

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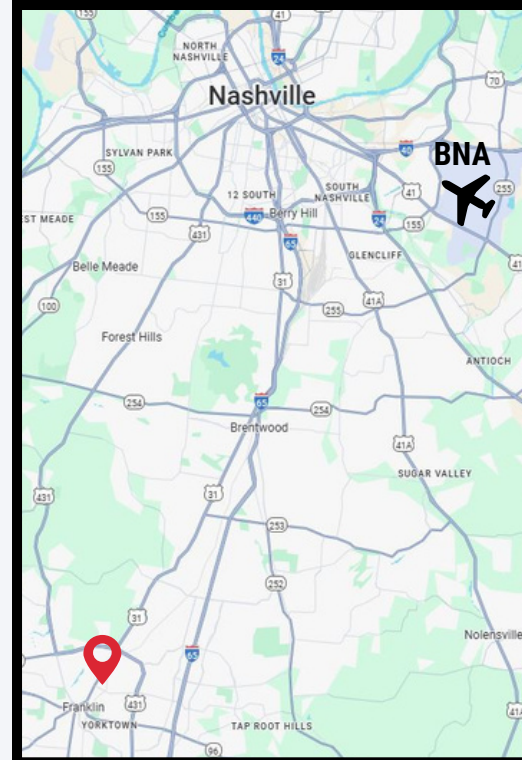
www.horrellcompany.com

3030 Sidco Drive Nashville, TN 37204

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PROPERTY OVERVIEW

ADDRESS	300 Eddy Ct Franklin, TN 37064
PRICE	\$25.00 PSF NNN
OPEX	\$ PSF EST.
AVAILABLE SF	8,400± SF Total 7,400± SF Warehouse 1,000± SF Office Mezzanine Storage Available
ACERAGE	3.2± Acres
ZONING	Central Franklin Overlay District Light Industrial
ELECTRICAL	400 AMP - 3 Phase Electrical
CLEAR HEIGHT	14' Clear Height 16' at the Eve
DOORS	(1) 12' x 12' Dock Door (1) 12' x 12' Drive In Door
HIGHLIGHTS	Reception Area 3-4 Private Offices (2) Restrooms Mezzanine Storage Potential Clear Span Heated & Cooled Throughout Skylights & LED Lighting Outside Storage Available



Prime Franklin Location

- Located in the heart of **Williamson County**, one of the fastest-growing markets in Tennessee
- Just **3 miles from I-65** with direct access to regional shipping routes
- **25 miles (30 minutes) to Downtown Nashville**, a major economic hub
- Surrounded by a **strong labor pool** and thriving residential communities
- Close to **Cool Springs retail, dining, and business corridor**
- Convenient access to **Brentwood, Franklin, and greater Nashville metro**



PHOTOS

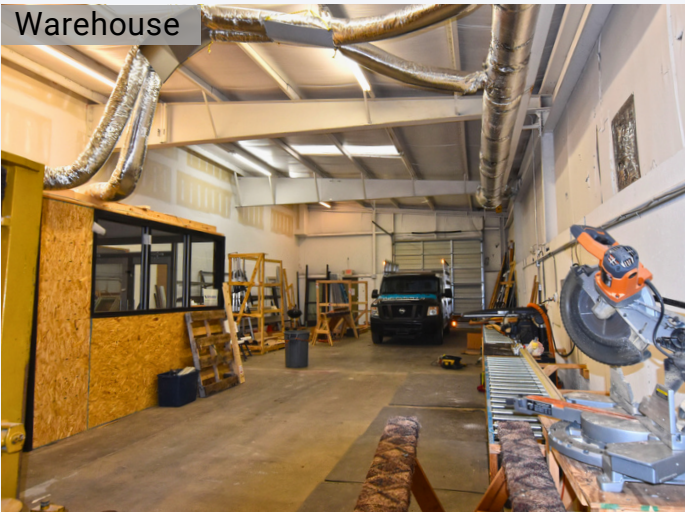
Outside Storage



Outside Storage



Warehouse



Modular Offices



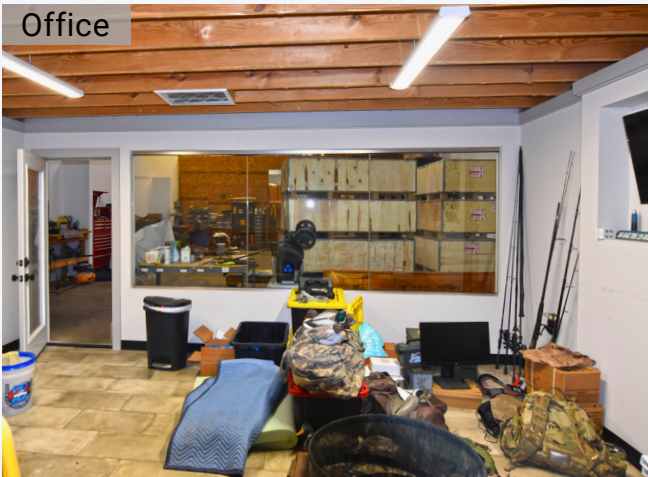
Warehouse



Warehouse



Office



Mezzanine Storage

