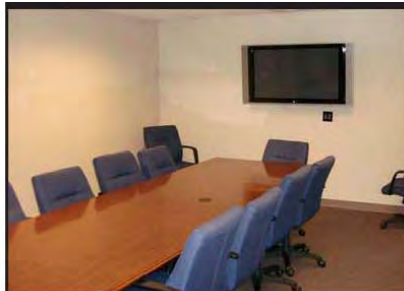


# Available For Sublease / Sale

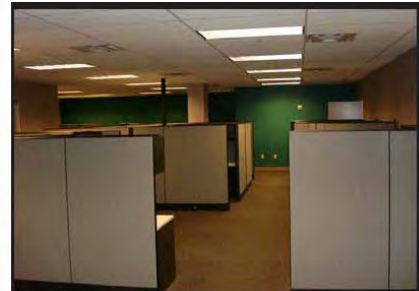
## Corporate Headquarters Site



Executive Board Room



Executive Dining Room



Executive Parlor



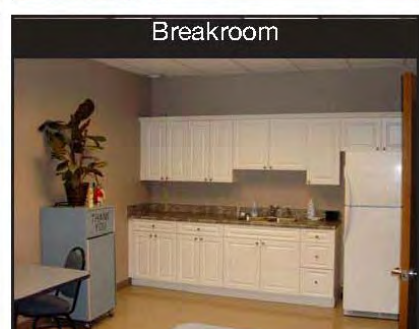
Data Storage



Distribution Warehouse



Breakroom



**Building Name: Hodges Building**  
 Contact: Clay Walker, Gallatin Economic Development Agency  
 615-451-5940, clay.walker@gallatin-tn.gov

<b>Street Address</b>	255 Airport Road	
City:	Gallatin, TN	
<b>Type of space</b>	<input checked="" type="checkbox"/> Office Building <input type="checkbox"/> Industrial Building <input checked="" type="checkbox"/> Warehouse Building <input checked="" type="checkbox"/> Land	
<b>Available</b>	Yes	
<b>Minimum Available</b>	60,000	Square Feet
<b>Maximum Available</b>	60,000	Square Feet
Divisible	No	
<b>For Sale</b>	Yes	
<b>For Lease</b>	Yes	
Total Sq. Ft.	60,000	
Site Acreage	25 acres	
<b>Sale Details</b>		
Sale Price	\$4.9 million	
<b>Lease Details</b>		
Lease Type	NNN	
Lease Rate	\$6.50 / sq ft	
<b>Building Information</b>		
Total Building Square Feet	60,000	
Available Building Square Feet	60,000	
Contiguous Acres Available for Development	25	
Number of Stories	2	
Office Space	30,000	
Number of Parking Spaces	125	
Ownership	Private	
Year Building Built	2005	
Multi-tenant	No	
Previous Major Tenants	Health system corporate offices	
Building Construction Material	Pre-engineered	
Concrete Floor Thickness	8"	
Reinforced Concrete Floor	Yes	
<b>Ceiling Height Minimum</b>	8' (office area)	
<b>Ceiling Height Maximum</b>	27.6'	
Number of Dock High Doors with Levelers	2	
Number of Dock High Doors without Levelers	2	
Number of Drive in Doors	1	

Number of Bridge Cranes	None (Bldg designed for 15 ton crane rail system)
Capacity of Largest Bridge Crane	
Building Dimensions	200 x 300
Column Spacing	25'
<b>Infrastructure Information</b>	
Zoning	Industrial (IR)
Brownfield	No
Industrial Park	Yes
Flood Plain	No
<b>Telecommunications</b>	
Internet Connection	ISDN, DSL, DS-1 are all available at this site.
Building Networked	Yes (Smart wired)
Telecommunications Provider	AT&T, Comcast
<b>Transportation Access</b>	
Distance to Major Interstate	15 miles
Distance to Major Highway	0.5 mile
Distance to Major Commercial Airport	30 miles
<b>Rail Access</b>	No
Latitude	36.4101
Longitude	-86.3874
<b>Utilities</b>	
Electric Service	Yes
Electric Service Provider	Gallatin Department of Electricity
KVA	500 kva
AMP	
Voltage	277/480 volts
Phase	3
Natural Gas Service	Yes
Natural Gas Service Provider	Gallatin Public Utilities
Natural Gas Line Size	2"
Sewer Service	Yes
Sewer Service Provider	Gallatin Public Utilities
Sewer Line Size	4"
Water Service	Yes
Water Service Provider	Gallatin Public Utilities
Water Line Size	2"
Other Information: Building designed to be expandable from rear to double current square footage	