

801 N JAMES CAMPBELL BLVD

COLUMBIA, TN 38401

FOR SALE OR LEASE



MATTHEWS™

EXCLUSIVELY LISTED BY:

JAY REEVES, SIOR

FIRST VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

JONATHAN GHERTNER

SENIOR ASSOCIATE

Direct (615) 283-7374

Mobile (615) 306-4819

jonathan.ghertner@matthews.com

License No. 372959 (TN)

MATTHEW POWELL

SENIOR ASSOCIATE

Direct (615) 763-8298

Mobile (404) 938-1105

matthew.powell@matthews.com

License No. 372958 (TN)

HUTT COOKE

BROKER OF RECORD

Broker License No. 356505 (TN)

Broker Firm No. 263667 (TN)

MATTHEWS™



EXECUTIVE SUMMARY

Matthews™ pleased to offer for sale or lease a unique ±150,000 SF industrial facility in Columbia, Tennessee. Located with direct access & in proximity to Highways 412, 43S, & 165, the location is well suited to service both the immediate Columbia area and the surrounding region. This recently renovated facility is equipped with 21 loading docks and can be demised into different sections, offering flexibility to a variety of user requirements.



PROPERTY HIGHLIGHTS

- **RARE OPPORTUNITY:** With limited supply of industrial space of this size and flexibility in the immediate area, this facility presents a prime purchase or leasing opportunity for a variety of industrial users.
- **SCALABLE INFRASTRUCTURE:** Offering up to ± 150,000 SF of space, this facility is configured to accommodate established or growing businesses. The flexible layout can be configured to meet diverse operational needs.
- **PROPERTY IMPROVEMENTS:** Recent renovations include upgraded lighting, new dock doors, and newly painted exterior, offering a more modern and functional operating environment.
- **EFFICIENT LOADING ACCESS:** This facility is equipped with 21 loading docks distributed across the entire building, providing numerous access points and streamlined shipping and receiving operations
- **STRATEGIC LOCATION:** Situated in the Maury County submarket, the property benefits from direct connectivity to Highways 412 and 43 South and is less than one hour from Nashville which offers exceptional regional access.
- **STRONG MARKET FUNDAMENTALS:** Maury County has seen a population growth of 33.2% since 2010 and is a top 10 fastest growing county in Tennessee (Maury County Chamber & Economic Alliance). In the past year, 1,760 jobs have been announced in Maury County alone.

PROPERTY OVERVIEW



\$12,995,000

LIST PRICE

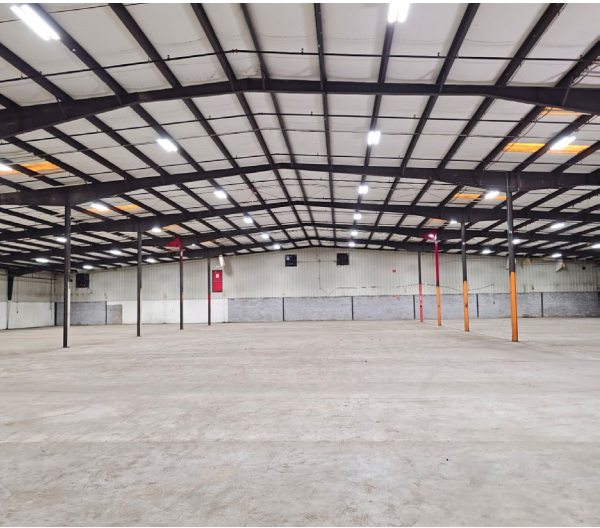


\$6.99/SF NNN

LEASE RATE

| | | |
|----------|--|-----------------------------|
| Address | | 801 N James M Campbell Blvd |
| City | | Columbia |
| State | | TN |
| Zip Code | | 38401 |

| | | |
|----------------|--|---|
| RBA | | ± 25,000 SF - ± 150,000 SF |
| Office | | ± 3,709 SF |
| Dock Doors | | 21 |
| Drive-In Doors | | 0 |
| Clear Height | | ± 13'4" - ± 24' ± 15'4" - ± 24' ± 15' - ± 24' |
| Land Area | | ± 8.52 AC |
| Coverage | | 40.25% |



±25,000 — ±150,000 SF AVAILABLE | DIVISIBLE SPACE | FOR LEASE OR SALE





WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



US HWY 412 ± 25,500 VPD



WHITTHORNE MIDDLE SCHOOL
932 STUDENTS

SUBJECT PROPERTY



COLUMBIA

COLUMBIA CENTRAL HIGH SCHOOL
1,474 STUDENTS



MAURY REGIONAL HEALTH
255 BEDS



S JAMES CAMPBELL BLVD ± 28,900 VPD





Industrial Park Rd

US HWY 42 ± 25,500 VPD

412

N JAMES CAMPBELL BLVD ± 10,640 VPD



SUBJECT PROPERTY

412

412

HAMPSHIRE PIKE ± 15,700 VPD

7

N GARDEN ST ± 28,900 VPD

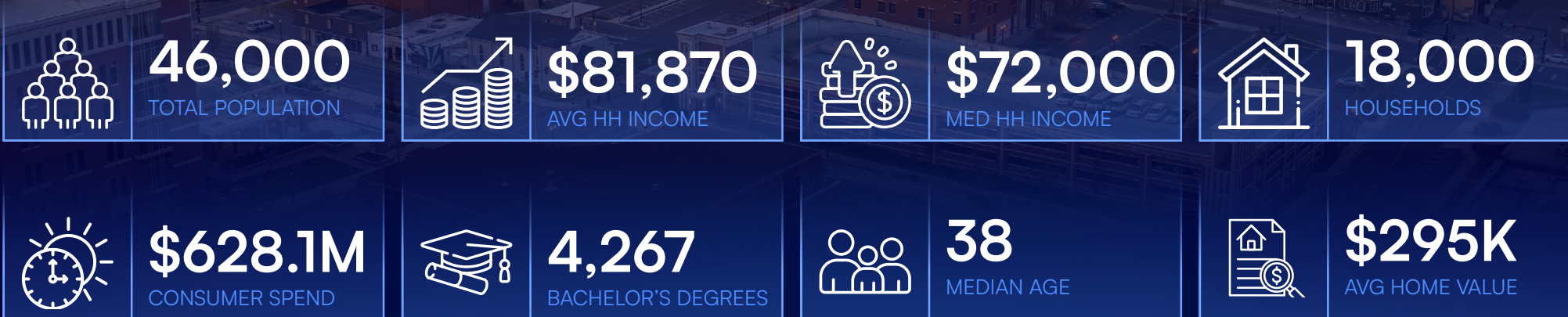
50

9th

MARKET OVERVIEW

COLUMBIA, TN

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA



Columbia, Tennessee, located approximately 45 miles south of Nashville, has experienced steady growth in recent years, driven by regional economic expansion and increasing interest from both residents and businesses seeking more affordable alternatives to larger metropolitan areas. The city benefits from its strategic location along key transportation routes, including U.S. Route 31 and proximity to Interstate 65, which support regional logistics and commuting. Columbia's local economy is supported by sectors such as manufacturing, healthcare, education, and small business development. Downtown revitalization efforts have led to an uptick in commercial activity, with new restaurants, retail, and service-oriented businesses contributing to the area's transformation. Additionally, population growth and ongoing residential development have spurred demand in both the single-family and multifamily housing markets. As Columbia continues to attract new residents and investment, it presents increasing opportunities for real estate development and repositioning, particularly in underserved commercial and residential segments.

DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|----------------------------|----------|----------|----------|
| 2020 Population | 2,739 | 30,135 | 42,346 |
| 2025 Population | 3,027 | 33,819 | 47,375 |
| 2030 Population Projection | 3,295 | 36,907 | 51,674 |
| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
| 2020 Households | 1,068 | 12,132 | 17,007 |
| 2025 Households | 1,191 | 13,700 | 19,141 |
| 2030 Household Projection | 1,301 | 15,004 | 20,950 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Avg Household Income | \$75,765 | \$68,608 | \$76,198 |

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **801 N James Campbell Blvd, Columbia, TN 38401** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

801 N JAMES CAMPBELL BLVD

COLUMBIA, TN 38401

FOR SALE OR LEASE

EXCLUSIVELY LISTED BY:

JAY REEVES, SIOR
FIRST VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

JONATHAN GHERTNER
SENIOR ASSOCIATE

Direct (615) 283-7374

Mobile (615) 306-4819

jonathan.ghertner@matthews.com

License No. 372959 (TN)

MATTHEW POWELL
SENIOR ASSOCIATE

Direct (615) 763-8298

Mobile (404) 938-1105

matthew.powell@matthews.com

License No. 372958 (TN)

HUTT COOKE

BROKER OF RECORD

Broker License No. 356505 (TN)

Broker Firm No. 263667 (TN)

MATTHEWS™