

# 715 Beechcroft Rd

Spring Hill, TN 37174

For Lease



**±117,180 SF**  
Available Space



[CLICK HERE FOR  
PROPERTY VIDEO](#)

# EXCLUSIVELY LISTED BY

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Firm Lic. No.: 263667 (TN)



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# HIGHLIGHTS

## Executive Summary

We are pleased to present the opportunity to lease  $\pm 117,180$  SF at 715 Suite B Beechcroft Rd in Spring Hill. The property offers a highly functional industrial layout featuring  $\pm 110,200$  SF of warehouse space and  $\pm 6,980$  SF of office space, ideal for manufacturing, distribution, and logistics users seeking efficient operations in the rapidly growing Middle Tennessee market. The facility is equipped with 28' clear heights, multiple loading positions, and efficient column spacing, providing tenants with the infrastructure needed to support a wide range of industrial uses.

## Property Highlights

- **Functional Industrial Facility** –  $\pm 117,180$  SF total building area including  $\pm 110,200$  SF warehouse/manufacturing area and  $\pm 6,980$  SF office space
- **Climate Controlled**
- **Efficient Loading Configuration** – Equipped with 8 dock-high doors including (7) 9' x 10' and (1) 9' x 12' positions, plus 1 drive-in door measuring 12' x 14'
- **Multiple Use Possibilities** – 28' clear heights supporting a wide range of distribution and manufacturing operations
- **Efficient Column Spacing** – 50' x 50' column spacing allowing flexible racking, storage, and operational layouts
- **Strategic Spring Hill Location** – Positioned in the rapidly growing South Nashville industrial corridor with access to major Middle Tennessee markets through Tennessee transportation networks





**TVS** BELIEVE IN THE POWER OF US **FERGUSON**  
Supply Chain Solutions

**storelocal**  
storage

**mobility**

**Subject Property**

**MAGNA**

**Villages at Spring Hill**  
±175 Units

**THE HOME DEPOT**

**logobrand**s

**FORVIA**  
faurecia

**SRS**  
DISTRIBUTION

**gm**

**The Crossings Of Spring Hill**

**TARGET** maurices **HIBBETT** SPORTS

tropical CAFE Olive Garden **Logan's ROADHOUSE** Panera BREAD **Cracker Barrel** **MOE's** **PANDA EXPRESS** CHINESE KITCHEN

**ultium** cells

Beechcroft Rd

31

396

±33,000 VPD

±24,300 VPD

# 715 Beechcroft Rd Spring Hill, TN 37174

## Property Summary

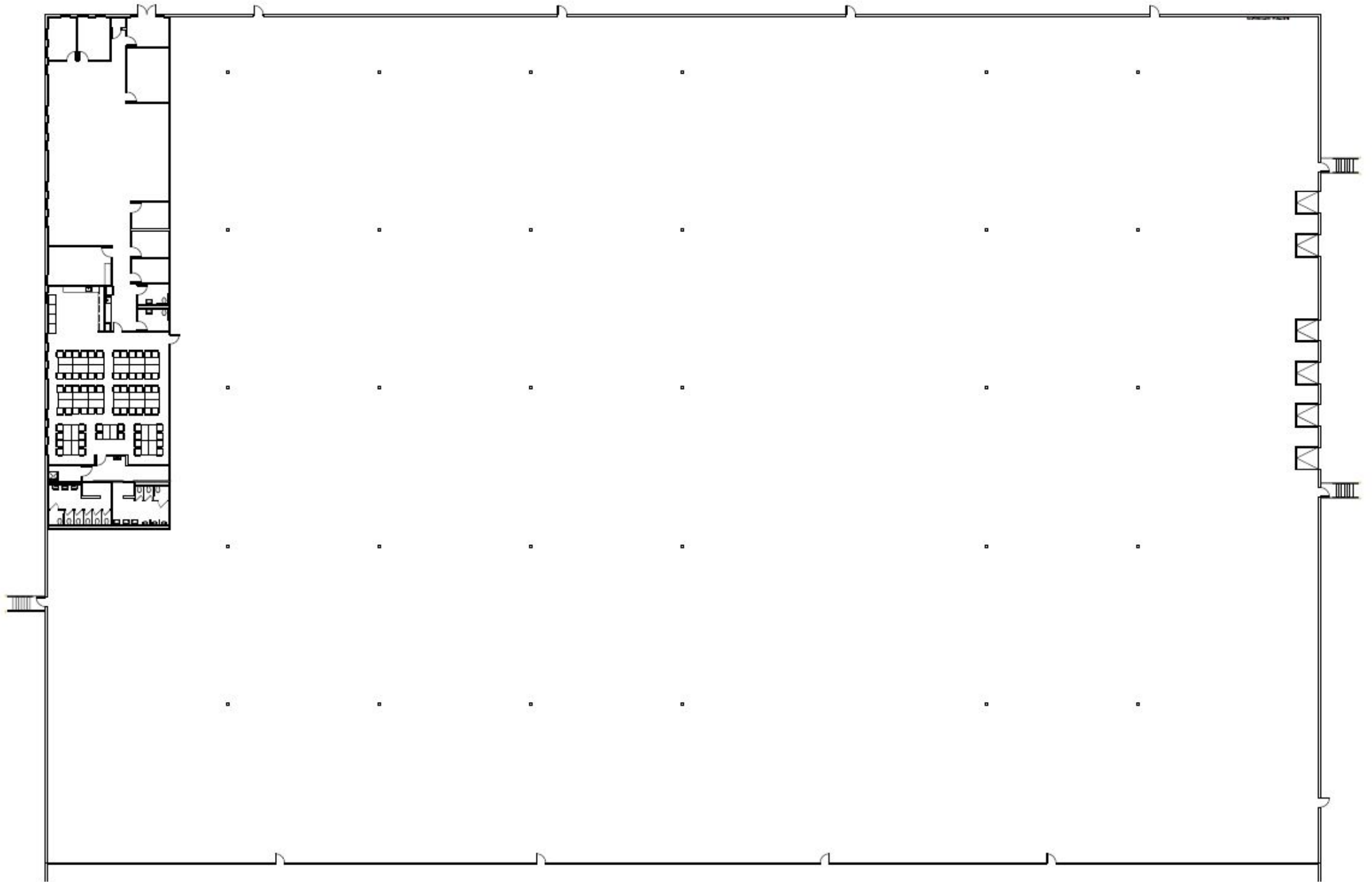
Address	715 Beechcroft Rd Spring Hill, TN 37174
Available Space	±117,180 SF
Warehouse/Manufacturing	±110,200 SF
Office	±6,980 SF
Docks	8 (7x 9' x 10') (1x 9' x 12')
Drive-Ins	1 (12' x 14')
Clear Heights	±28'



# PROPERTY PHOTOS



# Floor Plan



# Spring Hill, TN

## Market Demographics



**61,336**  
Total Population

**\$112,013**  
Median HH Income

**29,656**  
Employed Population

**36.1**  
Median Age

### Local Market Overview

Spring Hill has rapidly emerged as one of Middle Tennessee’s premier industrial and logistics corridors, benefiting from its strategic position within the greater Nashville metropolitan area and immediate access to Interstate 65 via Saturn Parkway. Located at 715 Beechcroft Road within the established Spring Hill industrial hub, the property is surrounded by a growing concentration of advanced manufacturing, automotive suppliers, and regional distribution users that continue to expand alongside the area’s population and employment growth. The market’s connectivity to Nashville, Franklin, and the broader Southeast distribution network has fueled sustained industrial demand, while significant infrastructure investments — including roadway expansions and the June Lake interchange improvements — continue to enhance accessibility and support long-term corporate investment in the submarket. Spring Hill’s population growth, rising household incomes, and ongoing commercial development have further strengthened the area’s position as a high-growth logistics and manufacturing destination.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	720	20,603	79,006
Current Year Estimate	561	17,488	69,539
2020 Census	413	13,854	57,384
Growth Current Year-Five-Year	28.26%	17.82%	13.61%
Growth 2020-Current Year	36.00%	26.23%	21.18%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	307	8,127	29,756
Current Year Estimate	241	6,818	25,789
2020 Census	169	4,995	20,166
Growth Current Year-Five-Year	27.37%	19.19%	15.39%
Growth 2020-Current Year	42.40%	36.49%	27.88%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$116,469	\$140,022	\$146,635



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## Company Profile

### Meet Weston

At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be "The Best Landlord in Town."

### The Weston Way

#### **Excellent Long-Term Reputation**

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

#### **Entrepreneurial Dealmakers**

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

#### **Managed by Owners**

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.

### Our Services

- Acquisitions
- Development
- Build-to-Suits
- Leasing
- Managing our Properties

### Weston's Select Client List



...and hundreds of mid-size and small business entities.

Visit our website at [teamweston.com](http://teamweston.com)

Find out what our customers are saying about us at [westonsuccessstories](http://westonsuccessstories)

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In no event shall a prospective lessee have any other claims against Owner or Matthews™ 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 of the Property.

This Leasing Package 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 this Leasing Package.