

CHARLES HAWKINS CO.



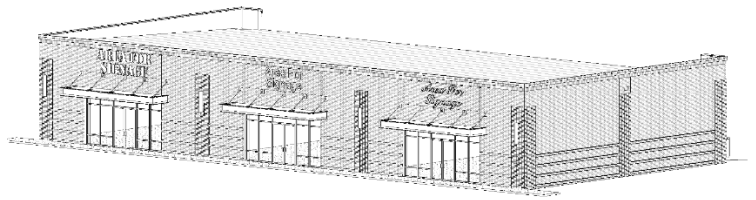
FOR LEASE

NEW CONSTRUCTION

±2,500 – 12,750 SF

New Flex/Industrial Space in Columbia, TN

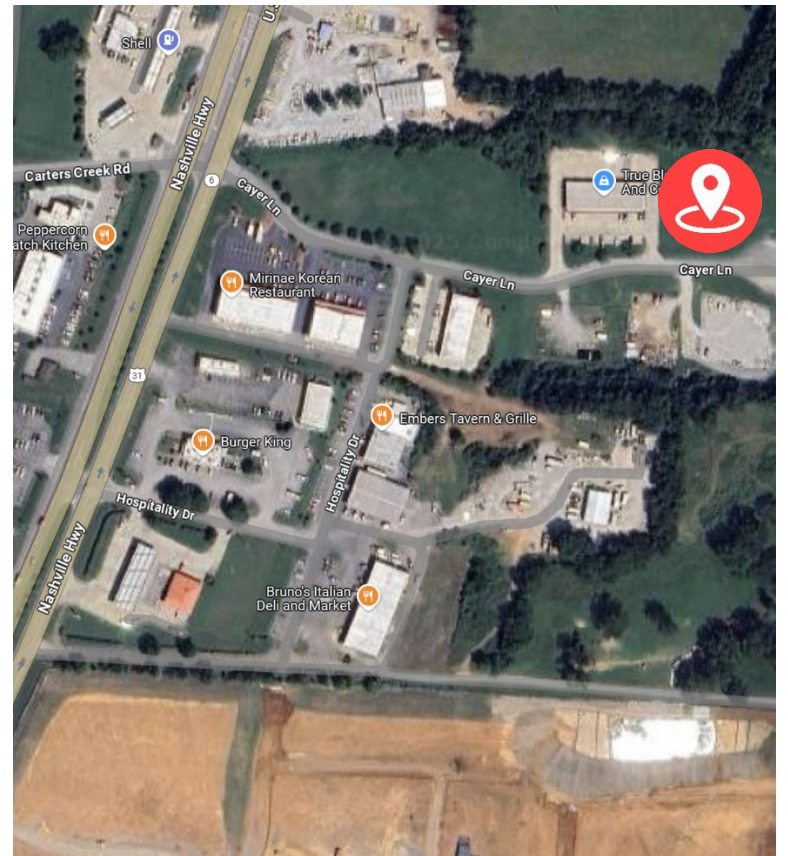
2511 Cayer Lane, Columbia, TN 38401



AVAILABLE END OF Q4, 2026

HIGHLIGHTS

- New Construction: Flex Space
- ±2,500 SF - 12,750 SF
- (3) ±2,500 SF Spaces, (1) ±5,250 SF Spaces
- Open Space with 2 restrooms and utility closet
- Drive-in Door: (1) 10' x 12' per space
- Lease Rate: \$24.50/SF NNN
- Operating Expenses: \$2.25 /SF
- Power: 3-Phase, 200 Amps per space
- Clear Height: 18'
- Zoning: PUD (planned unit development)
- Parking: 63 spaces (3.5 space per 1000 SF)
- Ideal for businesses needing open floorplan
- Easy access to Columbia, Spring Hill, and I-65
- Current Tenants: Play it Again Sports



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Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
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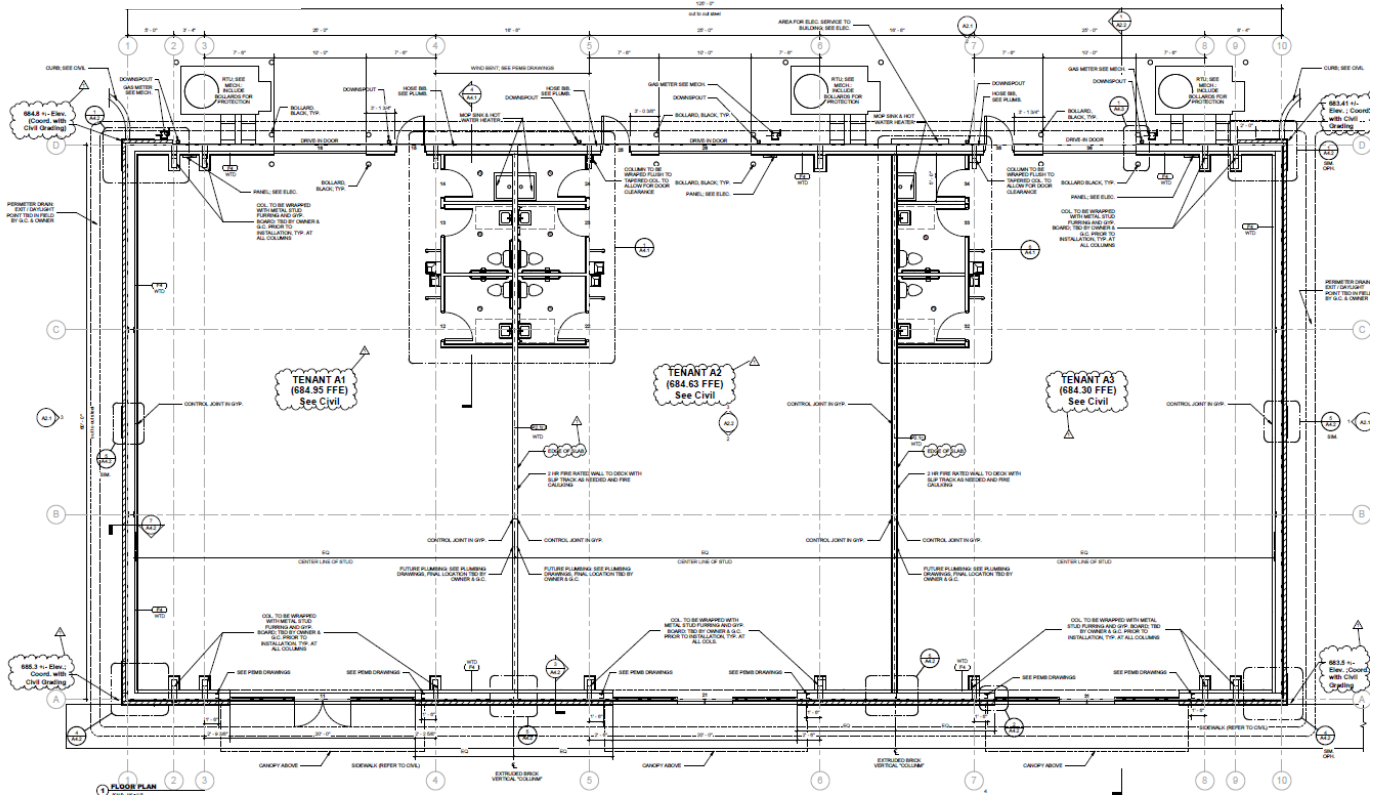
For Lease
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 Maury County

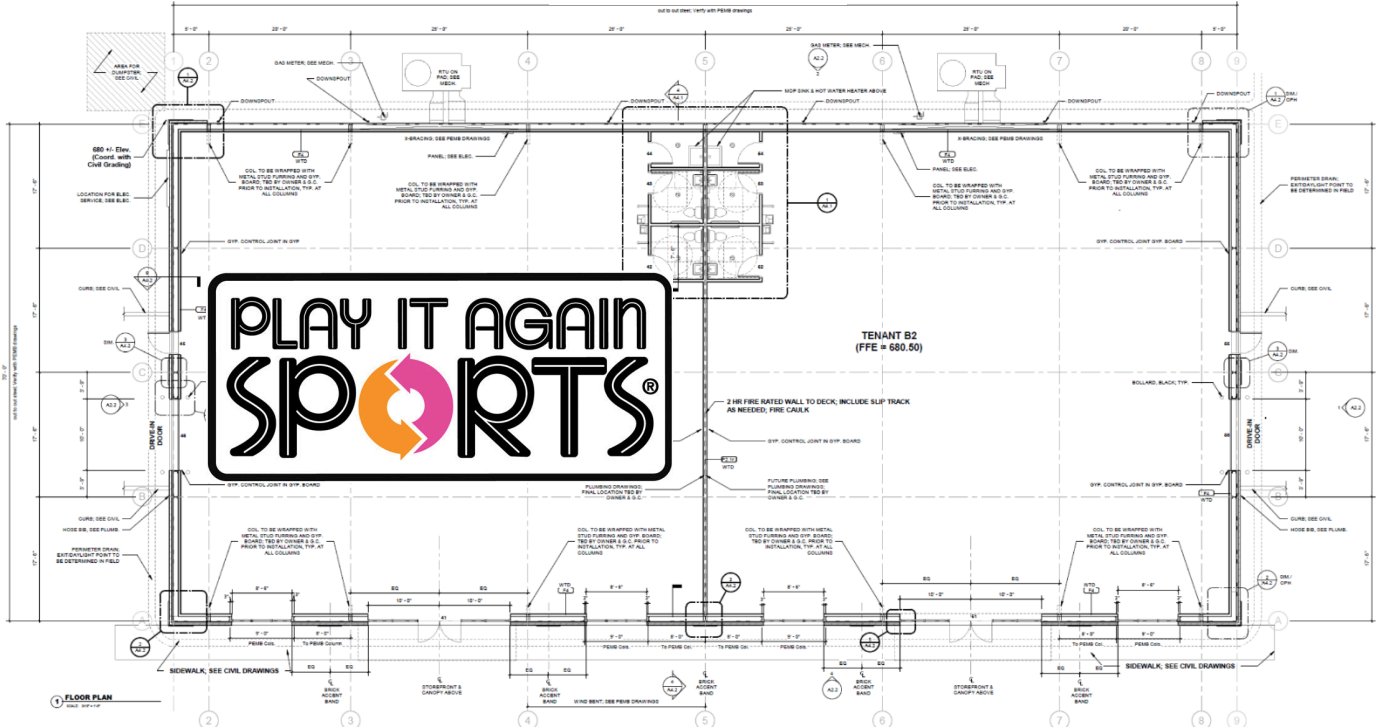
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FLOOR PLANS

Building A



Building B



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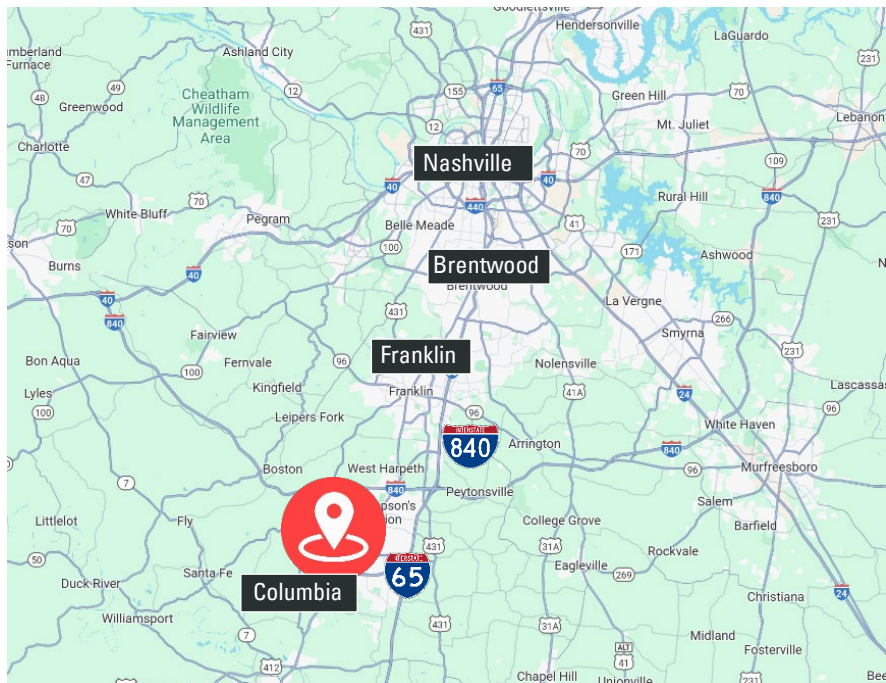
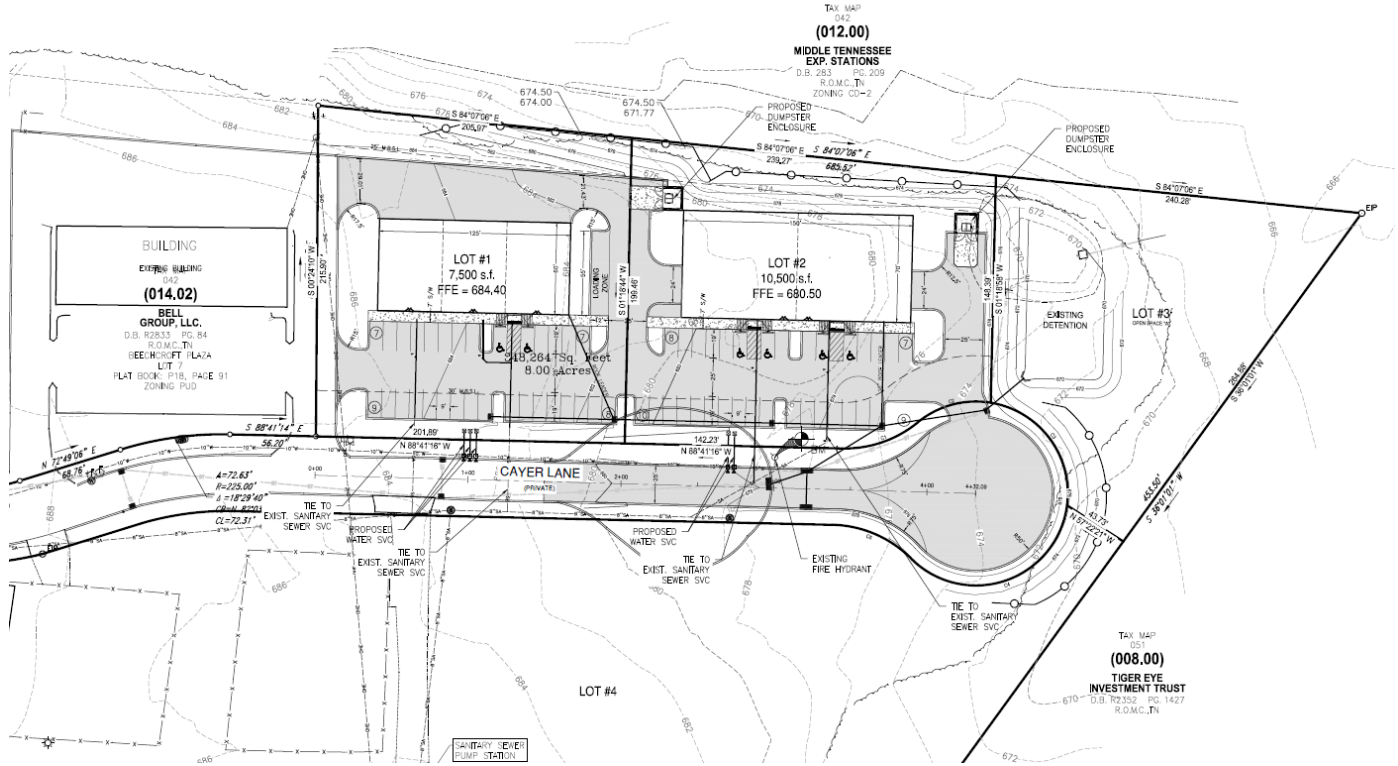
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SITE PLAN



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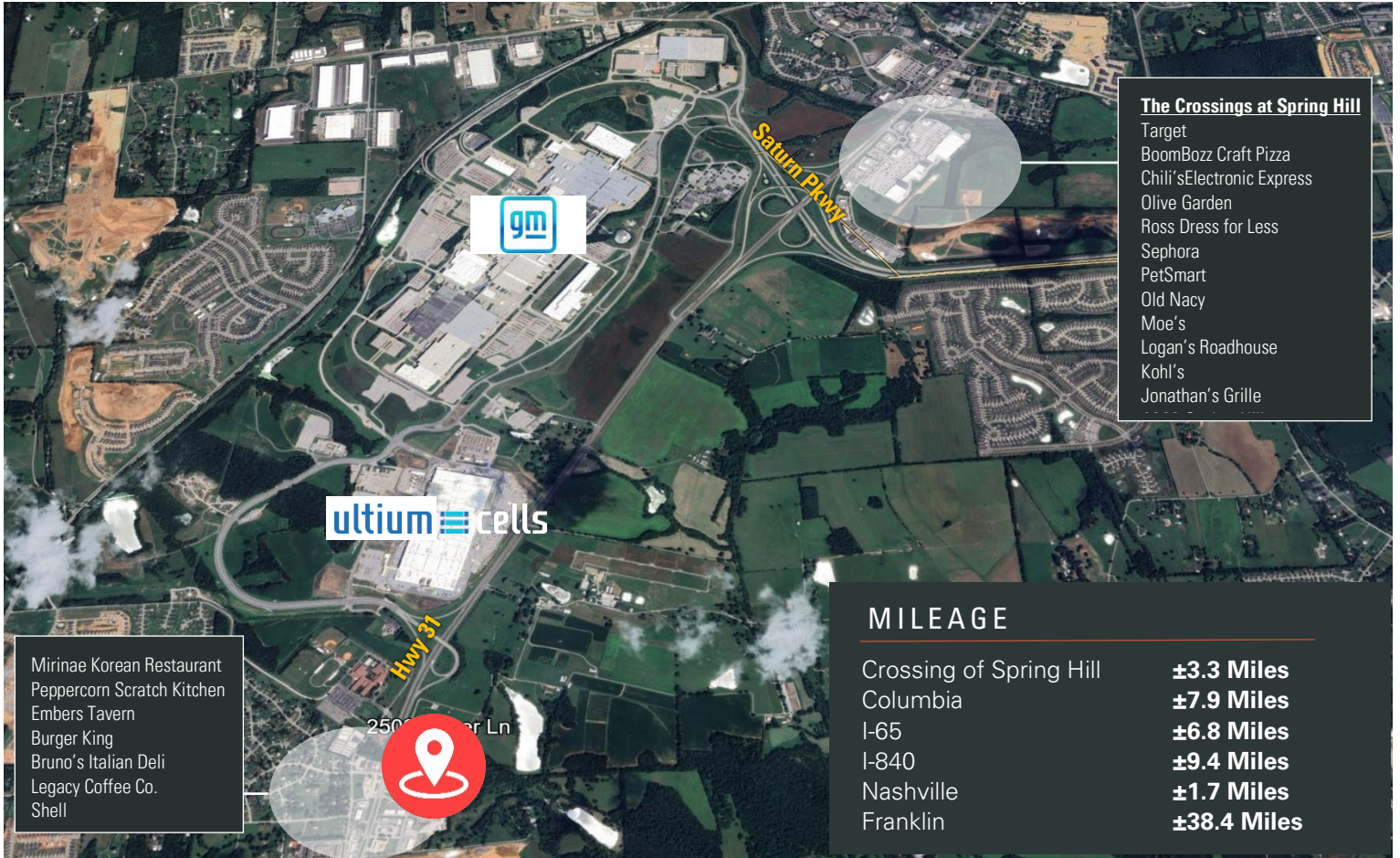
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**CHARLES
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- The Crossings at Spring Hill**
- Target
 - BoomBozz Craft Pizza
 - Chili's Electronic Express
 - Olive Garden
 - Ross Dress for Less
 - Sephora
 - PetSmart
 - Old Nacy
 - Moe's
 - Logan's Roadhouse
 - Kohl's
 - Jonathan's Grille

- Mirinae Korean Restaurant
- Peppercorn Scratch Kitchen
- Embers Tavern
- Burger King
- Bruno's Italian Deli
- Legacy Coffee Co.
- Shell

MILEAGE

Crossing of Spring Hill	±3.3 Miles
Columbia	±7.9 Miles
I-65	±6.8 Miles
I-840	±9.4 Miles
Nashville	±1.7 Miles
Franklin	±38.4 Miles



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
	5,939	44,320	128,338
	2,383	16,942	47,590
	\$118,422	\$110,816	\$105,612

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