

FOR LEASE > FLEX SPACE

# Cedar Creek Business Center



5510 EAST DIVISION, MT. JULIET, TN 37122



## Site Features

- > 6,000 SF with 2 Dock doors (10x12) and 2 Drive-in doors
- > 4,000 SF with 2 Drive-in doors
- > Built in 2008
- > 16' Clear height
- > 3 Phase power
- > Build-to-suit options available, building pad in place that will accommodate 30,000 SF
- > 1.2 Miles from I-40 at Highway 109
- > Close proximity to the new Under Armour and FedEx developments
- > Outside storage
- > Ample parking
- > Zoned IP (Planned Business/Industrial park)
- > Aggressively priced
- > Additional acreage available for future expansion

Lease Rate: \$7.00/SF



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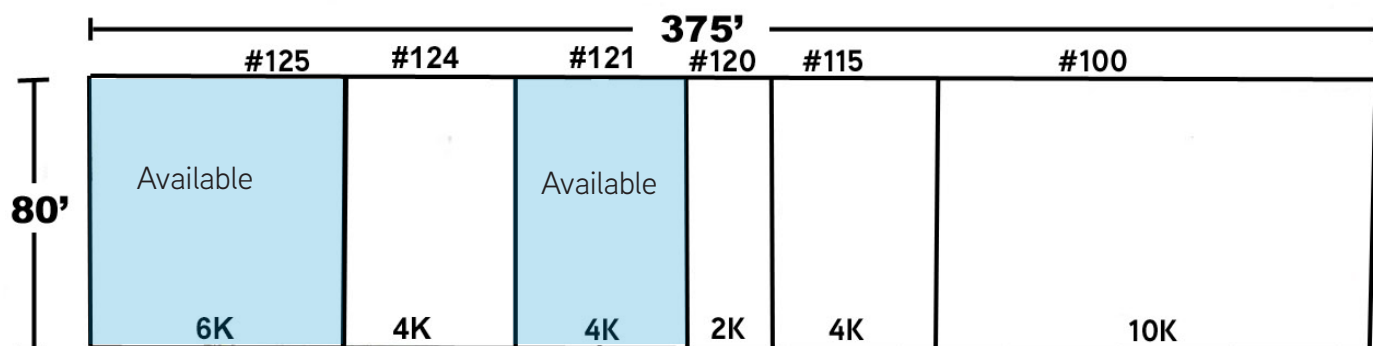
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# 5510 East Division, Mt. Juliet, TN

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Floor Plan | Aerial



| Suite | Tenant                 |
|-------|------------------------|
| 100   | Intrigue Athletics     |
| 115   | Wood-Tex Products      |
| 120   | Upstate Case           |
| 121   | Available              |
| 124   | Askew Industrial Corp. |
| 125   | Available              |



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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