



Middle TN Commercial
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FOR LEASE



751 Runway Court, Gallatin, TN 37066

Available Space: 27,000 sf

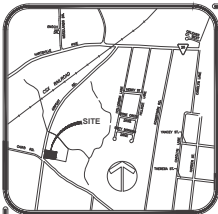
- 24,000 sf warehouse
- 3,000 sf office space

Highlights:

- 4 dock high doors
- 1 oversized drive-in door
- 16 ft eave heights
- Irrigation system in front yard
- Electric hvac in office
- Large paved parking lot
- 1 heated/cooled office in warehouse
- 7 offices, conference room, breakroom
- Natural gas heat in warehouse
- County: Sumner
- MSA: Nashville-Davidson-Sumner, TN



*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.



DEED REFERENCE
 BEING THE PROPERTY COVERED AS TO JAMES ROBERT RAMSEY AND WIFE BOBBE FAITH RAMSEY FROM CHARLES HILL BEATTY BY COUTLAIN DEED OF RECORD IN RECORD BOOK 2150, PAGE 204, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
 BEING PARCEL NUMBER 203 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 121.

PLAT REFERENCE
 BEING LOT 1 AS SHOWN ON THE PLAT ENTITLED "RESUBDIVISION OF RAMSEY INDUSTRIAL CENTER, LOT 1" OF RECORD IN PLAT BOOK 15, PAGE 291, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE.

GENERAL NOTES

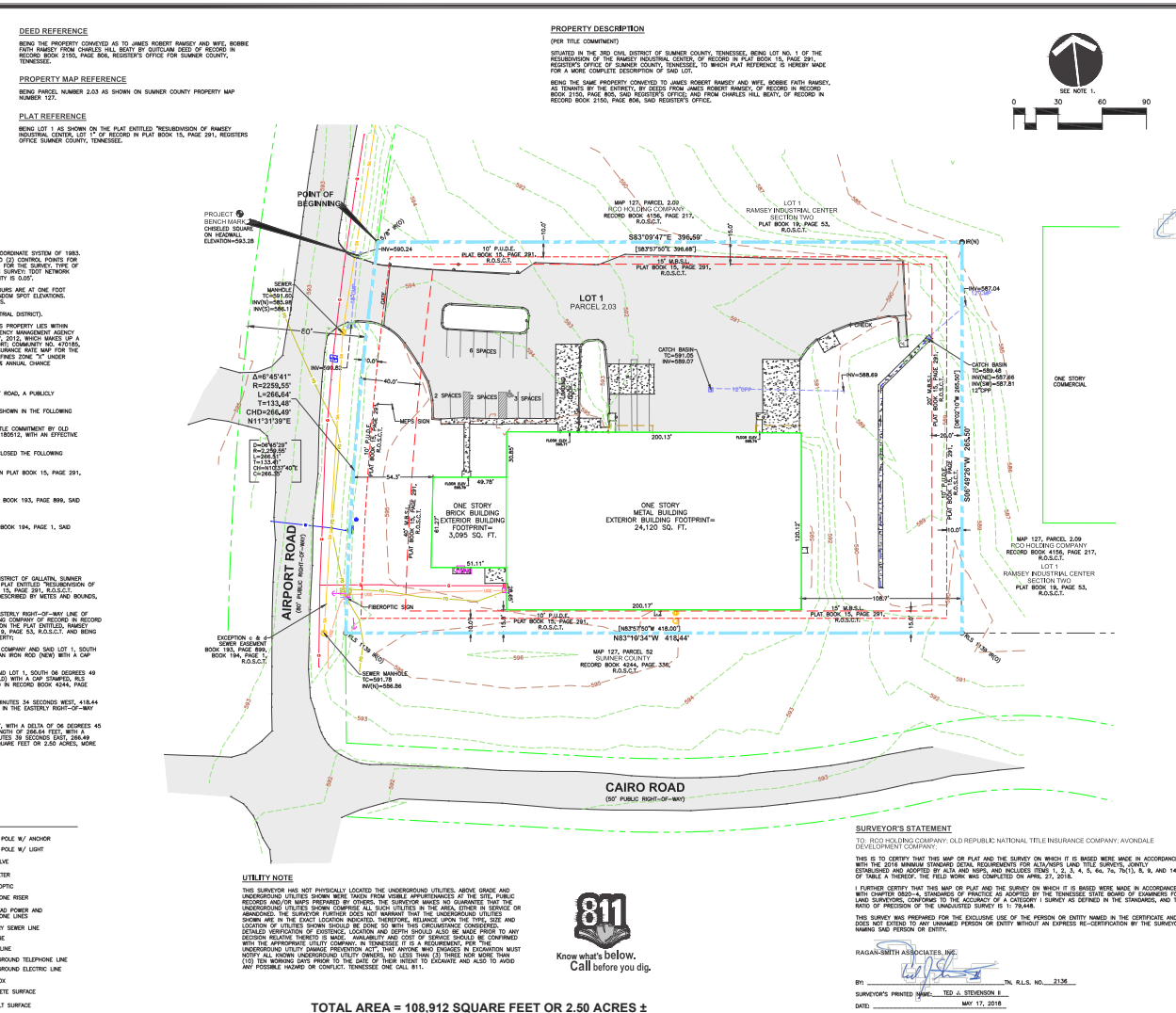
- BEARING SHOWN HEREIN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH A BASE FOR SURVEYING THE PROPERTY. THE PROPERTY IS ADJACENT TO STATE HIGHWAY ROUTE 117. THE 2012 MONUMENTS OF A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT COMMUNITY NO. 431045, PARCEL NO. 014A, SOUTH 1/4, WHICH IS THE CURRENT FLOOD ZONE MAP FOR THE PROPERTY. COMMUNITY IS WHICH SAID PREMISES IS SHOWN, SAID MAP DEFINES ZONE "V" UNDER THE "AREA" AS MEANT DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD ZONE.
- ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 83. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD SURVEY (GEOGRAPHIC GRID) ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- THIS PROPERTY IS CURRENTLY ZONED IN (RESTRICTIVE INDUSTRIAL DISTRICT).
- BY SAID MAP LOCATION AND SURVEY ROUTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "V", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 431045 (SECTION 1) OF THE EAST RIVER OF THE 117, 2012, WHICH MAPS OF A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT COMMUNITY NO. 431045, PARCEL NO. 014A, SOUTH 1/4, WHICH IS THE CURRENT FLOOD ZONE MAP FOR THE PROPERTY. COMMUNITY IS WHICH SAID PREMISES IS SHOWN, SAID MAP DEFINES ZONE "V" UNDER THE "AREA" AS MEANT DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD ZONE.
- DIMENSIONS SHOWN THIN [] INDICATE CALL CALLS.
- THE SURVEY SHOWS THE PROPERTY HAS ACCESS TO AIRPORT ROAD, A PUBLICLY DESIGNATED AND PAVED STREET OR HIGHWAY.
- THE PROPERTY SHOWN HEREIN IS THE SAME PROPERTY AS SHOWN IN THE FOLLOWING TITLE COMMITMENT:
 EXCEPTION A - PUBLIC UTILITY EASEMENT OF RECORD IN RECORD BOOK 183, PAGE 899, SAID REGISTER'S OFFICE.
 AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.
- EXCEPTION B - PUBLIC UTILITY EASEMENT OF RECORD IN RECORD BOOK 184, PAGE 1, SAID REGISTER'S OFFICE.
 AFFECTS THE SUBJECT PROPERTY, PLOTTED HEREON.

SURVEYOR'S DESCRIPTION
 BEING A CERTAIN PARCEL OF LAND LYING IN THE THIRD CIVIL DISTRICT OF GALLATI, SUMNER COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "RESUBDIVISION OF RAMSEY INDUSTRIAL CENTER, LOT 1" OF RECORD IN PLAT BOOK 15, PAGE 291, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE, AND BEING DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE EASTLY RIGHT-OF-WAY LINE OF AIRPORT ROAD, AT THE SOUTHWESTERLY CORNER OF THE SUBJECT PARCEL, IN RECORD BOOK 154, PAGE 313, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE, BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY WITH SAID 5/8" IRON ROD (OLD) AND SAID LOT 1, SOUTH 83 DEGREES 06 MINUTES 45 SECONDS WEST, 324.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAMSEY-SMITH & ASSOCIATES;
 THENCE CONTINUING WITH SAID RCO HOLDING COMPANY AND SAID LOT 1, SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST, 324.00 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RLT 1129, IN THE SOUTHWESTERLY CORNER OF RECORD IN RECORD BOOK 454, PAGE 320, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE;
 THENCE CONTINUING WITH SAID RCO HOLDING COMPANY AND SAID LOT 1, SOUTH 83 DEGREES 06 MINUTES 45 SECONDS WEST, 418.44 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RLT 1128, IN THE WESTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD;
 THENCE WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE LEFT, WITH A DELTA OF 08 DEGREES 45 MINUTES 00 SECONDS, WITH A RADIUS OF 2384.78 FEET, AN ARC LENGTH OF 294.61 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 45 MINUTES 35 SECONDS EAST, 288.49 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN 108,912 SQUARE FEET OR 2.50 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (OVER TITLE COMMITMENT)
 SITUATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE RESUBDIVISION OF THE RAMSEY INDUSTRIAL CENTER, OF RECORD IN PLAT BOOK 15, PAGE 291, REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAID PROPERTY COVERED TO JAMES ROBERT RAMSEY AND WIFE BOBBE FAITH RAMSEY, AS TRANSFERRED BY DEED FROM JAMES ROBERT RAMSEY, OF RECORD IN RECORD BOOK 2150, PAGE 204, REGISTER'S OFFICE; AND FROM CHARLES HILL BEATTY, OF RECORD IN RECORD BOOK 2150, PAGE 204, REGISTER'S OFFICE.

UTILITY NOTE
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM PUBLIC AUTHORITIES AS THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN GENERAL OR PARTICULAR. THE SURVEYOR FURTHER CALLS ATTENTION THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION NOTED, INCLUDING SURFACE UPON THE TITLE, SIZE AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE OPERATOR'S COMPANY. A DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY LOCATION RELATED TO BE MADE. LIABILITY AND COST OF GENERAL DAMAGES COMBINED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE HOURS BEFORE THE WORK BEING DONE PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HARM OR DAMAGE, TENNESSEE CODE 41-1-1.



LEGEND

- (C) 1/4" IRON ROD (NEW) 5/8" x 1" W/ CAP STAMP
- (C) 1/4" IRON ROD (OLD)
- (C) 1/4" IRON NAIL (OLD)
- FIVE HORNET
- WATER VALVE
- WATER METER
- CATCH BASIN
- SLOTTED STEEL MANHOLE
- SINKER VALVE
- LIGHT STANDARD
- YARD LIGHT
- ELECTRIC BOX
- HANDICAP PARKING
- SIGN
- REGISTER'S OFFICE FOR TENNESSEE

- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- GAS VALVE
- GAS METER
- FIBER OPTIC
- TELEPHONE REEF
- OVERHEAD POWER AND TELEPHONE LINE
- SURVEYOR SINKER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- CONCRETE SURFACE
- ASPHALT SURFACE

UTILITY NOTE
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM PUBLIC AUTHORITIES AS THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN GENERAL OR PARTICULAR. THE SURVEYOR FURTHER CALLS ATTENTION THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION NOTED, INCLUDING SURFACE UPON THE TITLE, SIZE AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE OPERATOR'S COMPANY. A DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY LOCATION RELATED TO BE MADE. LIABILITY AND COST OF GENERAL DAMAGES COMBINED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE HOURS BEFORE THE WORK BEING DONE PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HARM OR DAMAGE, TENNESSEE CODE 41-1-1.

PROPERTY DESCRIPTION
 SITUATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE RESUBDIVISION OF THE RAMSEY INDUSTRIAL CENTER, OF RECORD IN PLAT BOOK 15, PAGE 291, REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

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SURVEYOR'S STATEMENT
 I, T.D. STEVENSON, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Tennessee, and I am the person who prepared this plat. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2018 ANTI-SURVEYOR STANDARDS ACT, REQUIREMENTS FOR ANTI-SURVEYOR LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY THE TENNESSEE STATE BOARD OF ENGINEERS FOR LAND SURVEYORS, COMPOSED TO THE ACCOUNT OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE BEST OF PRECISION OF THE UNASSAIDED SURVEY IS TO 74:44. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAIDED PERSON OR ENTITY WITHOUT AN EXPRESSED AG-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON OR ENTITY.

RAKAN-SMITH ASSOCIATES, INC.
 BY: [Signature] J.R. STEVENSON, JR., S.T.S., R.L.S., NO. 2128
 SURVEYOR'S PRINTED NAME: T.D. STEVENSON, JR.
 DATE: MAY 17, 2018

TOTAL AREA = 108,912 SQUARE FEET OR 2.50 ACRES ±



811 Know what's below. Call before you dig.

811

751 AIRPORT ROAD FOR RCO HOLDING COMPANY

RAKAN-SMITH ASSOCIATES, INC.
 LAND PLANNERS • CIVIL ENGINEERS • SURVEYORS
 LANDSCAPE ARCHITECTS • SURVEYORS
 1530 UNIVERSITY BLVD., SUITE 200
 COVINGTON, TENNESSEE 37043
 PHONE: (615) 448-3333
 FAX: (615) 448-3334
 WWW.RSASSOCIATES.COM

APPROVED: [Signature]

DATE: MAY 17, 2018

UNIVERSITY OF TENNESSEE
 SURVEYOR

1 of 1



Southeastern Commercial Properties is a full service real estate firm. From retail, office and Industrial leasing, sales and build to suit, to land and entitlement consulting, we can get any job done.

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