



FOR SALE OR LEASE

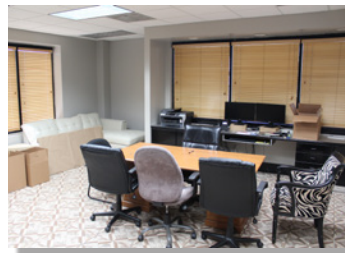
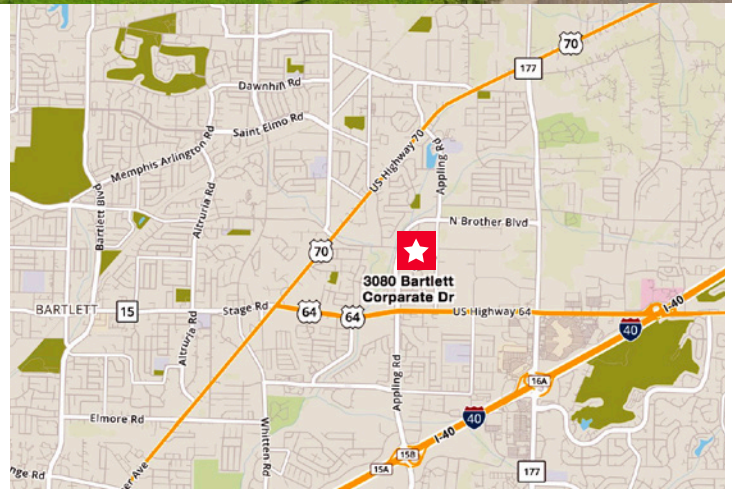
# 3080 Bartlett Corp Drive Bartlett, TN 38133



- Lease Rate: \$9/SF Net
- Operating Expenses: \$2.00 SF
- Purchase Price: \$1,400,000 (\$109.38/SF)

## Property Highlights

- 12,800 SF Total
- 3,300 SF office area
- 9,500 SF warehouse (climate-controlled with 15' clear height)
- Heavy power
- 1 dock-high door
- 1 drive-in door
- 23 parking spaces
- Located in the heart of the Northeast flex submarket just north of I-40



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