

3600 Kelton Jackson Rd  
Building For Lease  
Springfield, TN 37172

**Property: 3600 Kelton Jackson Rd**

***Building Specs:***

- Building size 28,000 s.f. ( 25,000 s.f. warehouse with 3,000 s.f. office space)
- Eave heights from 18 - 22 ft.
- 1600 amp electric service
- Building plumbed for compressed air (no compressor included)
- Natural gas heat in warehouse
- 30' x 75' heated paint room with dry filter bank exhaust
- Office in warehouse area with central heat/air
- exterior loading dock with dock bumpers
- employee parking lot (approx. 30 spaces)

***Office specs:***

- offices - 8 ea
- conference room
- copier / data room
- receptionist office
- kitchen
- two office restrooms
- employee breakroom with large employee restroom
- central heat/air
- prewired for network

***Storage lot***

- approx. 2 acres of gravel lot
- fenced lot

***Landlord in charge of:***

- building property insurance (does not include contents insurance)
- building property taxes (city and county)

***Tenant in charge of:***

- contents insurance and liability insurance (with TKC Company named additional named insured)
- any snow and ice removal
- all utilities including garbage pickup
- normal building maintenance( from tennant use)
- general building housekeeping, restroom cleaning, office floors waxed/ buffed (every 6 months min.)
- mowing, grounds cleaning and garbage pickup

**Lease term 1 years**

Price per month - \$ 11,600.

**Lease term 3 years**

Price per month - \$ 11,200.

**Lease term 5 years**

Price per month - \$10,800.

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