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Aircraft Operations Center & Industrial Building Available For Sale / Lease

The Blonder Group, LLC (Franklin , TN)
has been retained by
Louisiana Pacific Corporation
(NYSE: LPX) to market its
Industrial & Corporate
Aircraft Operations Center
23,929 SF/3.44 Acres located in
Smyrna , TN (Rutherford County)

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1903 Kitty Hawk Drive , Smyrna , TN
Rutherford County

THE OFFERING

Superior Location: Located off I-24 at Smyrna Airport

Total Land Area: 12.44 acres

Modern Facility: A one story prefabricated, steel frame (Nucor) building with ribbed metal panels over a 7'-4" brick veneer base.

Building Area (SF): 23,929	Office Area (SF):	5,978 [25%]
Year Constructed: 2005	Sprinklered:	100%-wet
Ceiling Height: 33' Clear Hangar	Air Conditioned (SF):	8,074

Remarks: Building has 3,446 SF devoted to shops and storage area

Zoning: A-1 Airport District

Location: The subject project is located southeast of the City of Smyrna in the southwest corner of the Smyrna/Rutherford Airport. Smyrna is located about 18 miles southeast of downtown Nashville in Rutherford County . It is located about 12 miles northwest of Murfreesboro, the county seat.

Transportation: Rutherford County is strategically located with regard to transportation with three major interstates converging about 15 miles north of the county. These interstates, I-24, I-40, and I-65, are significant commercial routes which access major markets in each direction. Other state primary and secondary routes intersect Rutherford County forming a network connecting points throughout the southern and central regions of Middle Tennessee . There are three airports in the vicinity, including public/private airports in both Murfreesboro and Smyrna , and a commercial airport, Nashville International Airport , 10 miles to the northwest.

SR- 840: The southern loop of the SR-840 bypass around Nashville began with construction of the Wilson/Rutherford phase, which is a 23.6-mile corridor through Wilson and Rutherford Counties connecting I-40 and I-24. This corridor runs south from I-40, west of U.S. Hwy. 231 and connects with I-24 between Smyrna and Murfreesboro in Rutherford County and opened in November 1996.

Smyrna Airport: The property is now owned by the Smyrna Rutherford County Airport Authority, which acquired title via a quit claim deed dated May 15, 1991, from the Metropolitan Nashville Airport Authority as of record in Deed Book 462, page 36 the Register's Office of Rutherford County, Tennessee (RORC). The Smyrna Rutherford County Airport Authority subsequently leased part of the property to various entities, one of which is a 19.95 acre site.





LP CORPORATE AIRCRAFT OPERATIONS CENTER ARIAL SMYRNA , TN



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