



Q1 2027
DELIVERY

Conceptual Rendering - Subject to Change

FOR LEASE

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New Look. New Opportunity.

6,300 SF Office/Warehouse with IOS

A refreshed office/flex opportunity in the heart of Mt. Juliet, designed to support your business needs.

405 INDUSTRIAL DRIVE MT. JULIET, TN 37122



BUILDING HIGHLIGHTS

Building Size (SF)	6,300 SF
Office Space (SF)	2,300 SF on second floor with one private office and open layout
Warehouse Space (SF)	4,000 SF in detached building
Warehouse Measurement	80' x 50'
Clear Height	16'
Loading	1 - 10'x12'7" grade-level door
IOS / Storage	11,500 SF covered storage plus ±0.30 acres of outside IOS
Estimated Delivery Date	Q1 2027

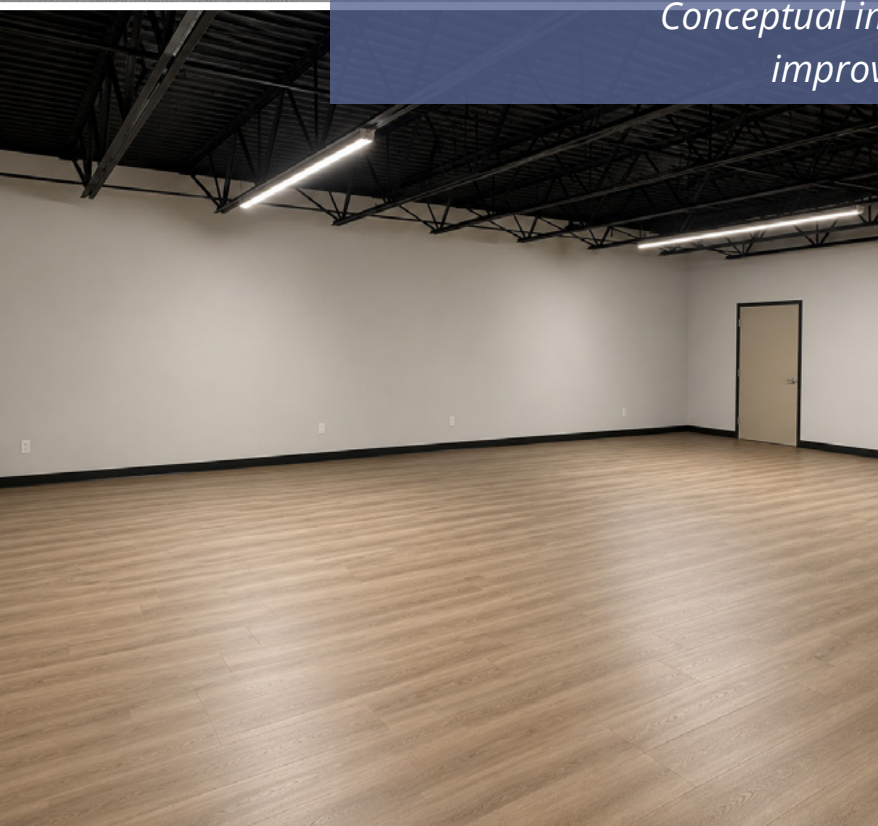
LEASE RATE: \$9,300/Mth NNN





A Reimagined Vision for 405 Industrial Boulevard

Conceptual images illustrating planned property improvements and modernization.



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Accelerating success.

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