



STORAGE FLEX BUILDING

For Lease

4055 Arno Rd - Franklin, TN 37064

STORAGE FLEX BUILDING - FRANKLIN, TN

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

LEASE OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for lease the 10,000 SF Storage Flex Building located at 4055 Arno Road in Franklin, TN. The property offers approximately 10,000 SF of flexible storage space, providing an ideal solution for businesses seeking additional room for inventory, equipment, materials, or low-traffic storage needs. With a functional layout and ample space, the property offers versatility for a range of storage and operational uses, making it a compelling opportunity for businesses seeking efficient and adaptable space in Franklin.

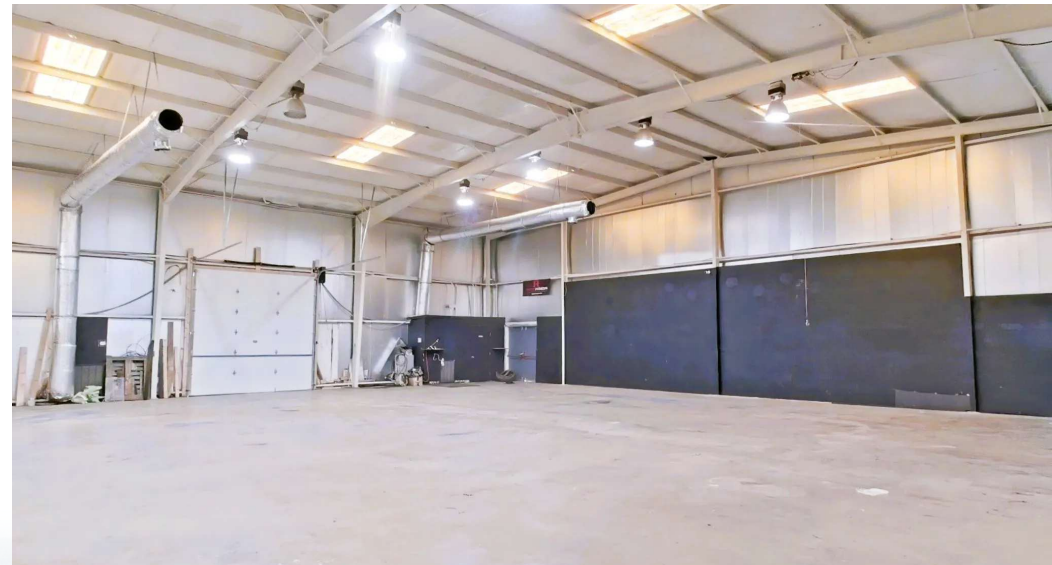
Lease Rate**\$6,000 PER MONTH + UTILITIES**

OFFERING SUMMARY

Price / SF / Year: \$7.20

BUILDING INFORMATION

Street Address:	4055 Arno Rd
City, State, Zip:	Franklin, TN 37064
County:	Williamson
Building Size:	10,000 SF
Lot Size:	3.3 Acres
Year Built:	1999



LEASE HIGHLIGHTS



PROPERTY HIGHLIGHTS

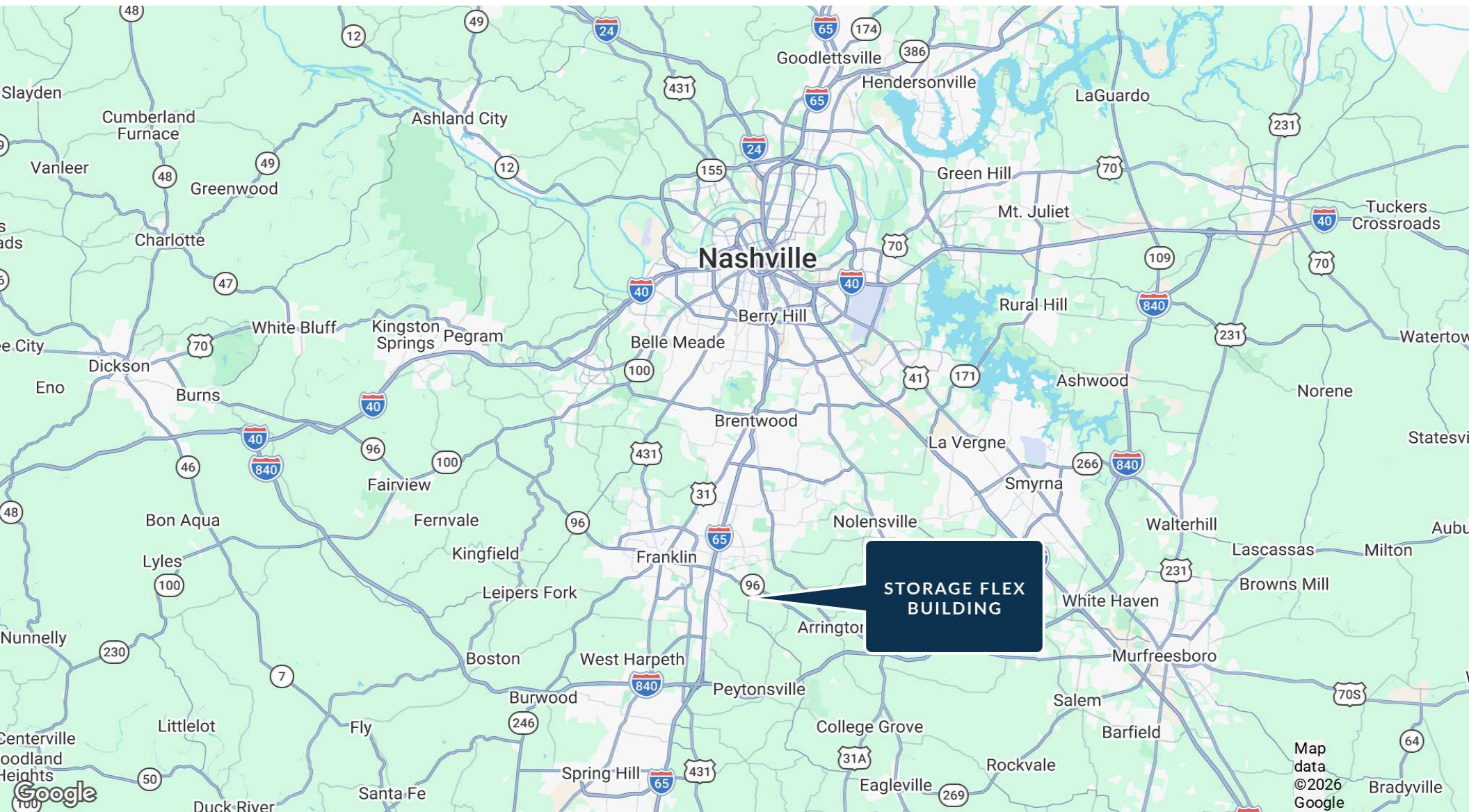
- **10,000 SF of Flexible Storage Space:** Spacious and functional storage area well suited for inventory, equipment, materials, or other low-traffic uses, with a flexible layout offering ample room for additional warehouse or operational needs.
- **Climate-Controlled With HVAC:** HVAC throughout the space provides a comfortable, climate-controlled environment for inventory, materials, and employees, offering an advantage over traditional non-conditioned warehouse space.
- **Ideal for Storage & Low-Traffic Users:** Well suited for storage-focused businesses and users that do not require frequent customer visits or traditional storefront visibility, providing a practical option for businesses needing additional space in the Franklin market.
- **Convenient Interstate Access:** Convenient access to I-65 via the Franklin/Highway 96 corridor provides connectivity to Franklin, Cool Springs, and Nashville, while nearby I-840 offers efficient access throughout the greater Middle Tennessee region.



SECTION 2

PROPERTY INFORMATION

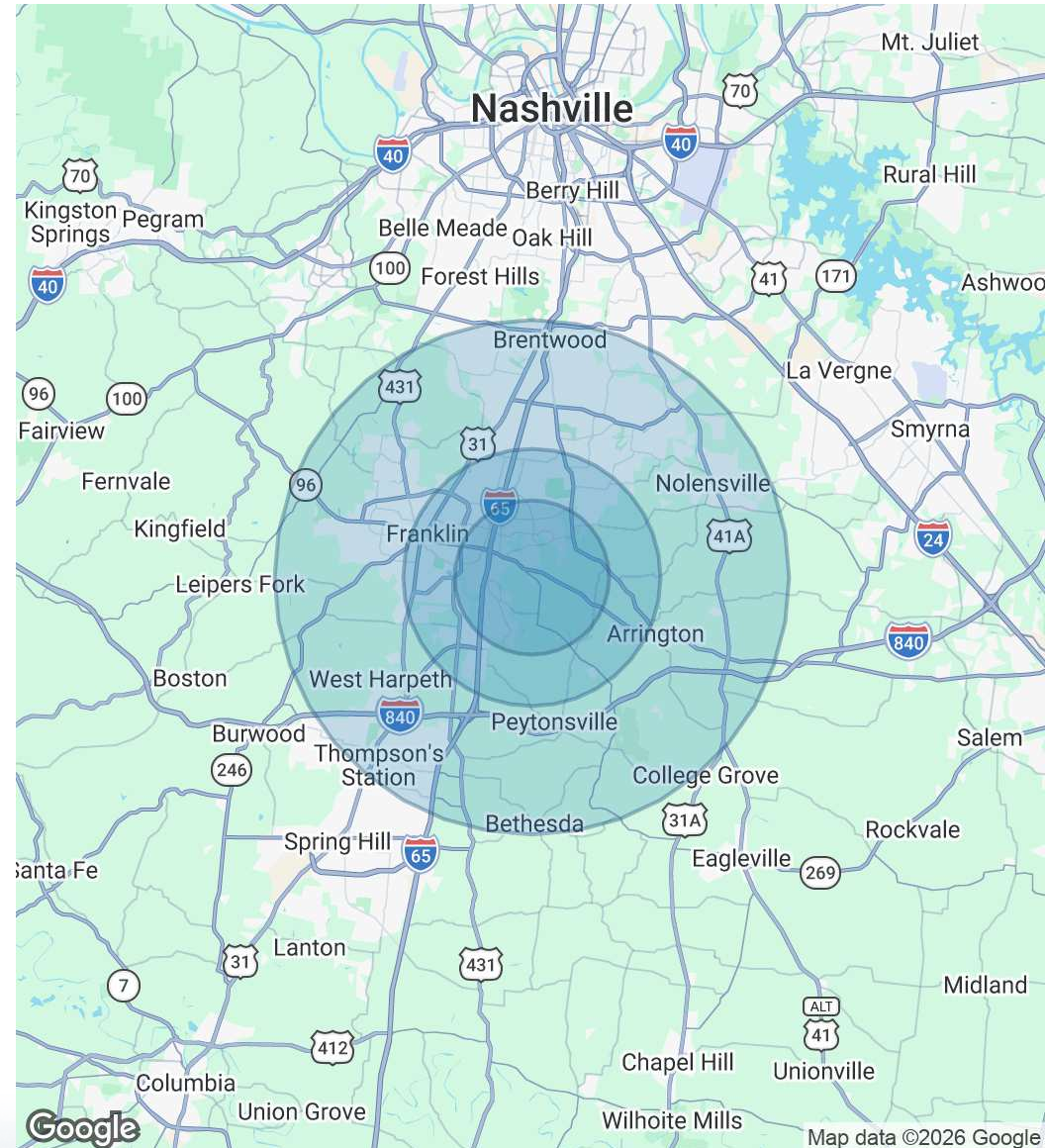
LOCATION MAP



RETAIL MAP



TRAFFIC COUNTS	
Arno Rd	13,136 VPD
SR096	24,393 VPD
Murfreesboro Rd	26,570 VPD
I-65	147,920 VPD
Mack C Hatcher Memorial Pkwy	25,717 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



FRANKLIN, TN

Located approximately 20 miles south of Nashville, Franklin is one of Middle Tennessee's most affluent and fastest-growing communities. The city benefits from a highly educated workforce, strong corporate presence, and a diversified economy driven by healthcare, financial services, manufacturing, technology, and retail. With convenient access to Interstate 65 and the broader Nashville metropolitan area, Franklin continues to attract major employers, residents, and long-term commercial real estate investment.

WHY INVESTORS TARGET THIS MARKET

- **Corporate & Healthcare Hub:** Franklin is home to major corporate and healthcare employers including Community Health Systems, Williamson Medical Center, Lee Company, Nissan North America, Schneider Electric, and Mars Petcare, creating a strong and diversified employment base.
- **Affluent & Highly Educated Market:** Williamson County has the highest median family income in Tennessee, while approximately 64% of adults hold a bachelor's degree or higher, supporting strong household purchasing power and a highly skilled workforce.
- **Strong Population & Economic Growth:** The city continues to experience significant private investment and development, reinforcing its position as a premier Middle Tennessee growth market.

ECONOMY & TOP EMPLOYERS

Franklin's economy is driven by healthcare, financial services, manufacturing, technology, professional services, retail, and corporate headquarters. Major employers include Community Health Systems, Williamson Medical Center, Lee Company, Nissan North America, Schneider Electric, Ramsey Solutions, Mars Petcare, eviCore Healthcare, Jackson National Life Insurance, and Cigna Healthcare. The city's proximity to Nashville, highly educated workforce, and continued corporate and infrastructure investment support sustained employment and commercial real estate demand.


91K+

2026 Population

64%+

Bachelor's Degree or Higher

\$153K+

County Median Family Income

\$1.7B+

Recent Private Investment

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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