

Nashville, TN For Lease Mike Russell, SIOR 615.300.7114 mrussell@horrellcompany.com

Ben McKnight 615.300.7545 bmcknight@horrellcompany.com

www.horrellcompany.com

3030 Sidco Drive Nashville, TN 37204 Office 615.256.7114 Fax 615.256.7181



Warehouse Space

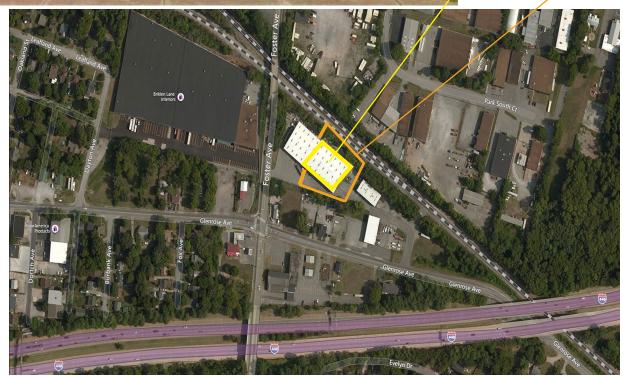
> Additional Outside Storage

### 18,000± SF Warehouse Space Available

Outside Storage Available
Minimal Office
Gas Heat
Fully Sprinklered
T-5 Lighting
Skylights
Quick access to extensive interstate systems
(I-40, I-24, I-65, I-440)

**\$6.50 PSF NNN** 

**\$0.84 PSF** ~ Operating Expenses





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Warehouse Available 18,000 Square Feet
Office Available BTS

Total 18,000 Square Feet

Lot Size: 2.00± Acres
Heating: Gas Heating
Electrical: 3 Phase

400 amp - 208/120 volt

Lighting: T-5 Lighting

Skylights

Ceiling Height: 18' - 23' at the Eve

Doors: (5) 10'x10' Dock High Doors

(1) 8'x8' Drive In Door(1) 14'x14' Drive In Door

Sprinklers: Fully Sprinklered

Zoning: IWD - Industrial Warehousing / Distribution

### Available 11/01/2019



#### **VIRTUAL TOUR! CLICK HERE**



Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. All information should be verified prior to purchase or lease.



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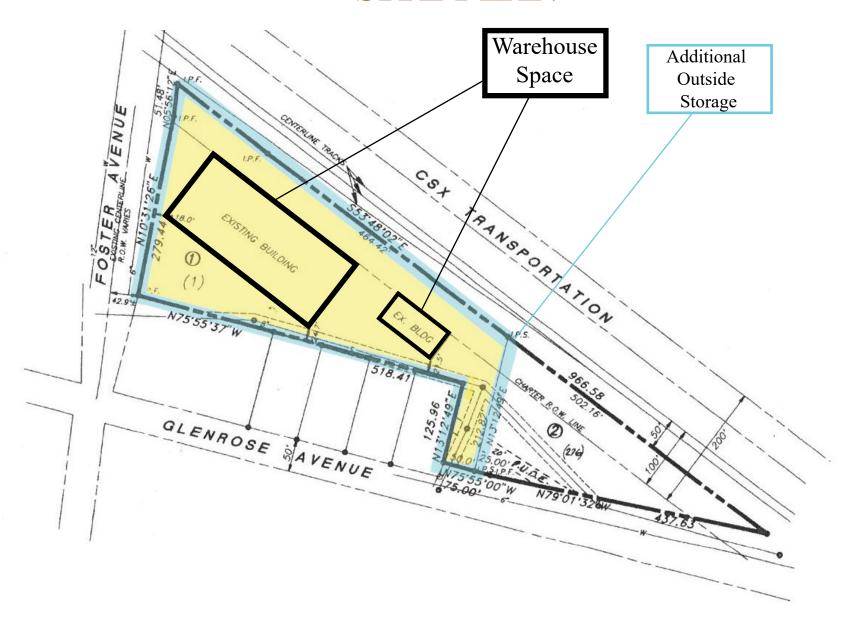
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### SITE PLAN





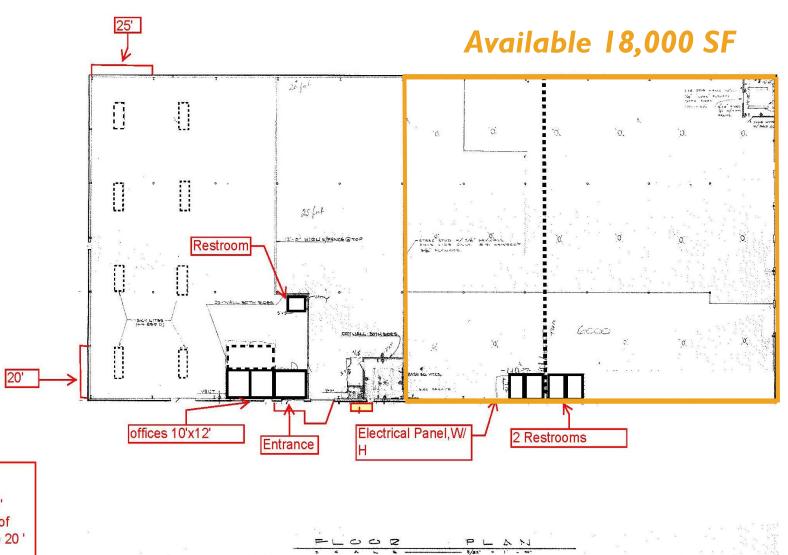
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## FLOOR PLAN



Loading Dock Area

Ceiling Height pitch 25' bottom of roof line 20 '