



1111 Foster Ave

Nashville, TN
For Lease

Mike Russell, SIOR
615.300.7114 mrussell@horrellcompany.com
Ben McKnight
615.300.7545 bmcknight@horrellcompany.com
www.horrellcompany.com
Office 615.256.7114 Fax 615.256.7181
3030 Sidco Drive Nashville, TN 37204



Great Central Location

Near

Downtown Nashville

Near Murfreesboro Rd
Close Proximity to I-40 & I-24 Split
Foster Business Park

Available For Lease

73,981± Total SF Available

15,815± SF Office Space

58,166± SF Warehouse Space

\$5.50 PSF NNN

\$0.59 PSF ~ Operating Expenses

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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Building Size:	Warehouse	52,870 SF
	Office	15,815 SF
	Shop Area	4,251 SF
	Mezzanine Storage	1,045 SF
	Total	73,981 SF

Zoning: Industrial Restrictive

Land: Approximately 3± Acres

Floor Structure: Concrete slab

Frame: Masonry Brick

Walls: Masonry Brick

Roof Cover: Built-Up Composition

Electrical: Section (1) 1,200 amp/ 480 volt
3 Phase

Ceiling Height: Section (1) 15'

Lighting: Fluorescent, Sodium Vapor, & Skylights

Doors: Section (1) (4) 8' x 10'
Dock-High Doors
(1) 16' x 14' Ramped
Drive In Door

Sprinklers: Wet System





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Top Rated City

Nashville surpasses most cities in many measurable economic categories and quality of life:

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Top 20 of the Fastest Growing Cities in the U.S. ~ Forbes.com

America's Hottest Spots for Tech Jobs ~ Forbes.com

Ranked 3rd among large cities for Best Real Estate Market ~ Wallerhub

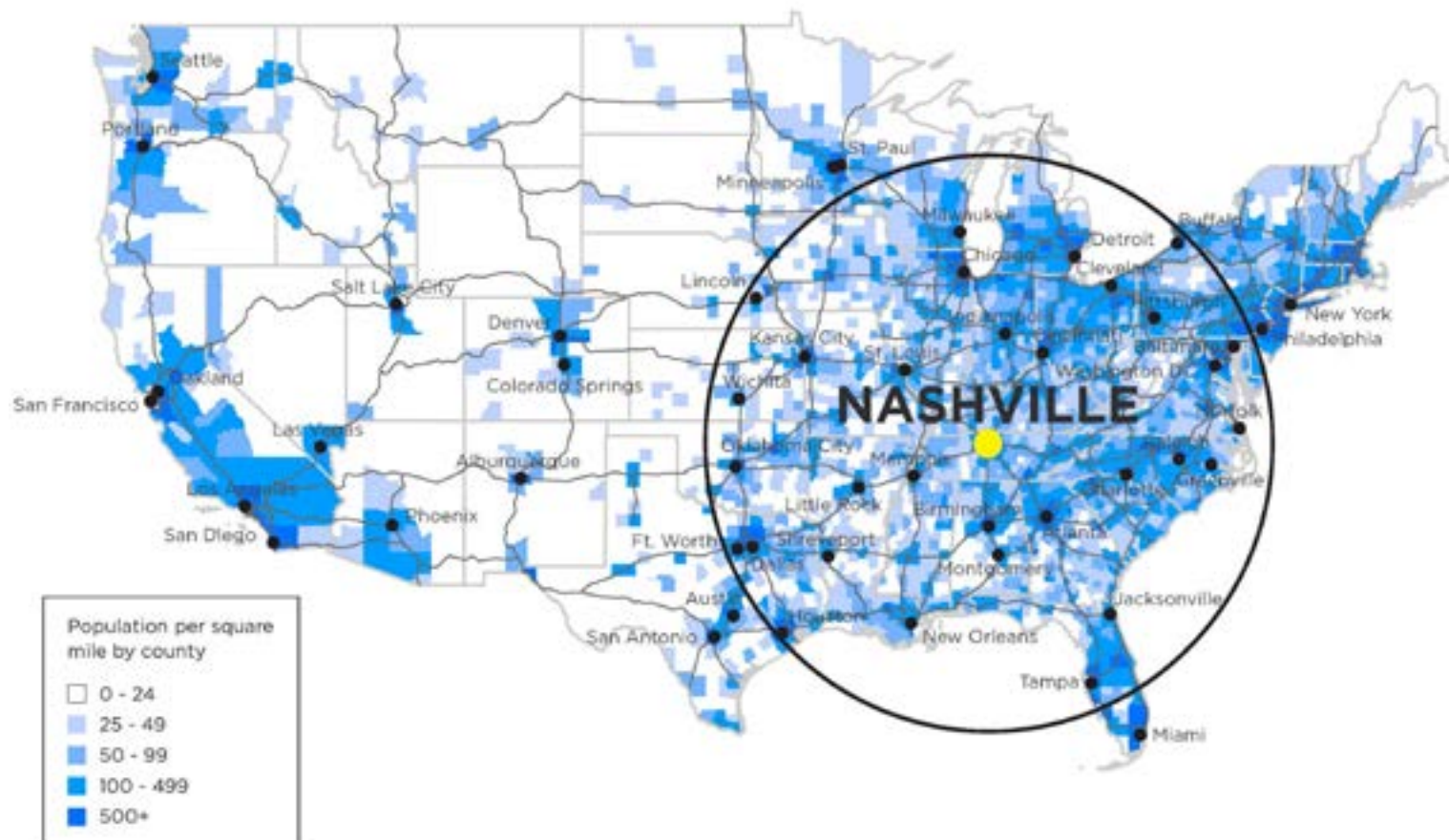
Ranked 4th in Friendliest U.S. Cities ~ *Conde` Nast Traveler's*

4th in Top States for Doing Business ~ *Area Development* magazine

One of the Best Cities for Retirement ~ bankrate.com

U.S. POPULATION AROUND NASHVILLE

More than half of the nation's population resides within 650 miles of Nashville





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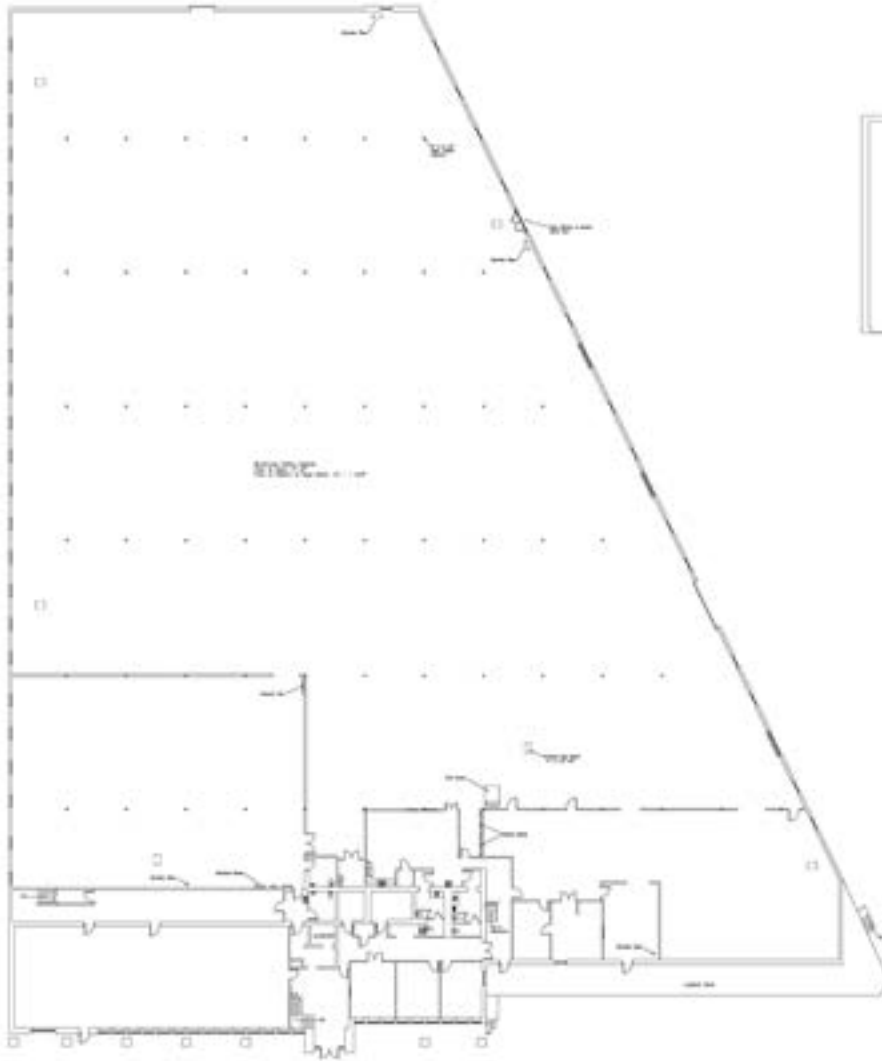
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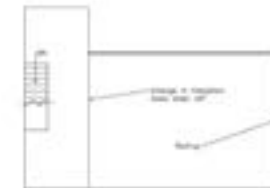
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Floor Plans



UPPER LEVEL



MEZZANINE