



# 421 McNally Drive

Nashville, TN  
For Lease

Mike Russell, SIOR  
615.300.7114 [mrussell@horrellcompany.com](mailto:mrussell@horrellcompany.com)  
Ben McKnight  
615.300.7545 [bmcknight@horrellcompany.com](mailto:bmcknight@horrellcompany.com)  
[www.horrellcompany.com](http://www.horrellcompany.com)  
Office 615.256.7114 Fax 615.256.7181  
3030 Sidco Drive Nashville, TN 37204

**140,000 Total SF  
Available**

**Storage / Distribution /  
Light Manufacturing**



**140,000 SF  
Spaces Available**

**Allied Industrial Park  
South of Downtown Nashville  
Just One Block Off of Nolensville Rd.  
Zoned Industrial Restrictive**

**[VIRTUAL TOUR! CLICK HERE](#)**



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3030 Sidco Drive Nashville, TN 37204

## Suite 421

140,000 SF Available (5,000 SF Bays)

2,500 SF Office Space (breakroom & restrooms)

18'-22' Ceiling Height

(22) 9' x 10' Dock-High Doors (4 dock levelers)

(1) 18' x 10' Dock-High Door

(1) 9' x 10' Ramped Drive In Door

Gas Heating in Warehouse

Wet Sprinkler System

Restrooms & Ventilation Fans in Warehouse

T-5 Lighting

3 Phase/ Multiple 200 amp Services

(3) Restrooms

2016 Estimates:

\$4.75 PSF Net

Taxes: \$0.37 PSF

Insurance: \$0.07 PSF

CAM: \$0.23 PSF

Totals: \$0.67 PSF

