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# 7359 Cockrill Bend

Nashville, TN  
 For Lease



West Nashville Distribution Center was constructed in two phases with final completion in 1990

West Nashville Distribution Center is located in the Cockrill Bend Industrial Park in West Nashville at Briley Parkway & I-40

This location benefits from excellent infrastructure with immediate access to Briley Parkway and extensive interstate systems (I-40, I-24, I-65, I-440, and I-840) which converge in Nashville

**\$4.95 PSF NNN**

*Operating Expenses Estimated at \$1.00 PSF*

**VIRTUAL TOUR! CLICK HERE**



# West Nashville Distribution Center

# 7359 Cockrill Bend Nashville, TN For Lease

Warehouse Available 59,280 Square Feet  
 Office Available 720 Square Feet  
 (Two Levels)  
**Total 60,000 Square Feet**

Floor Structure: 4,000 PSI Reinforced Concrete  
 Construction: Pre-Cast Concrete Walls  
 Roof Cover: Standing Seam - MR24  
 Electrical: 225 amps  
 3 phase  
 Ceiling Height: 26' at the Eave  
 Column Spacing: 50' x 50'  
 Lighting: T-5 Lighting  
 Skylights  
 Doors: (11) 10' x 10' Dock High Loading Doors  
 Collard with Levelers  
 Sprinklers: Dry Sprinkler System  
 Zoning: IR- Industrial Restrictive

Locational Advantages: Tennessee borders 8 states and there are 24 states located within a 600 mile radius

