

7351-7355 Cockrill Bend Blvd.
Nashville, TN 37209

FOR LEASE

BakerWest Distribution Center

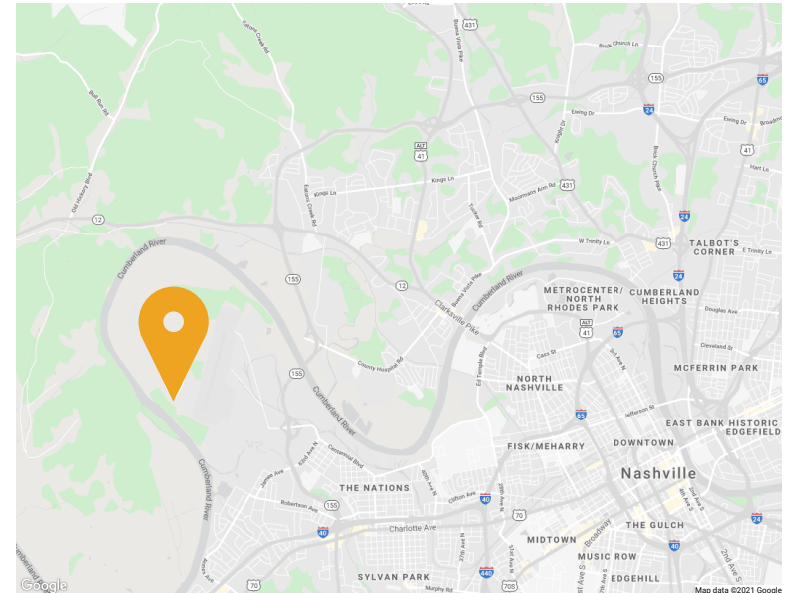


300,000± Total Square Feet
(divisible)

- 143 Parking Spots
- 48 Dock-High Doors
- 17.2± Acres
- 36' Clear Height

\$7.50 PSF | NNN

Delivery
2nd Quarter 2022



Ben McKnight, Broker

Mike Russell, SIOR

Office 615.256.7114 | Fax 615.256.7181 | 3030 Sidco Drive, Nashville, TN 37204

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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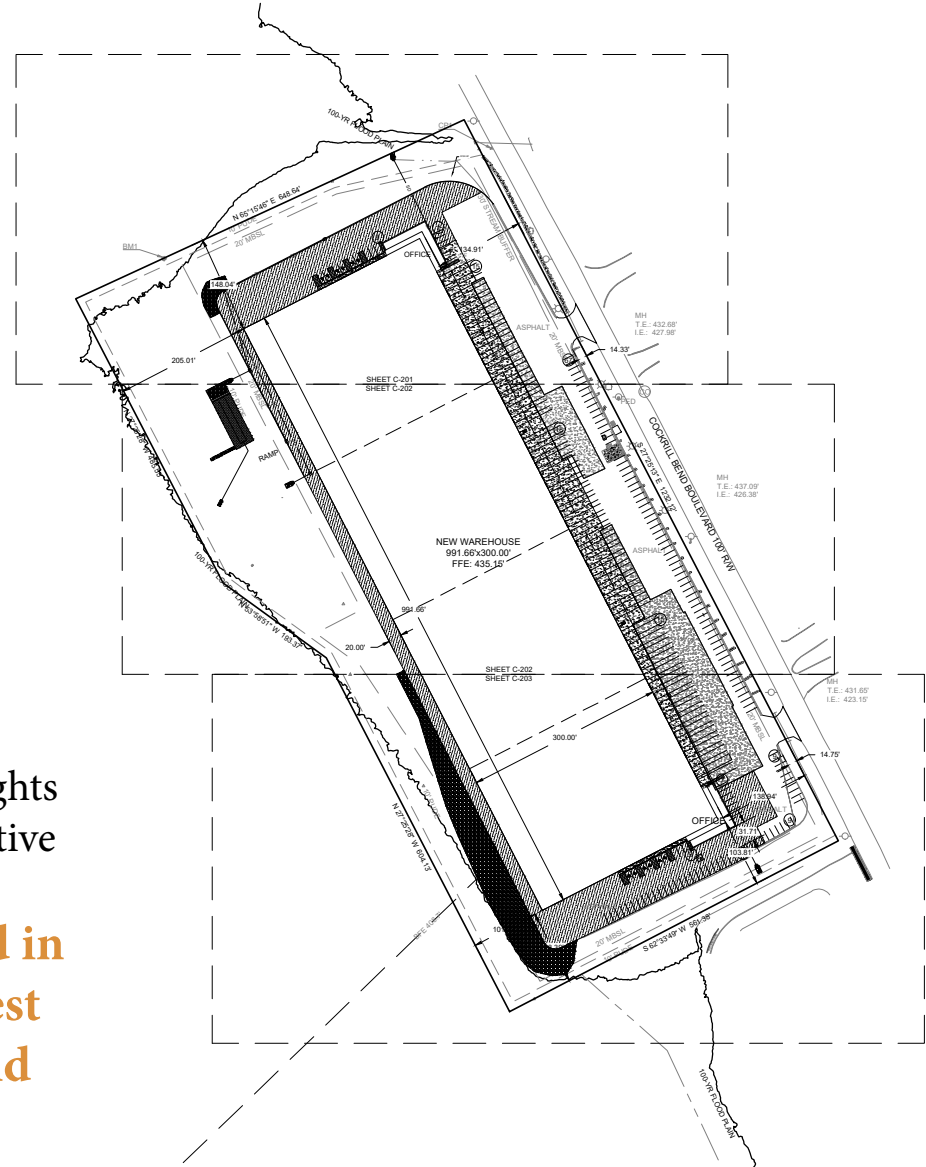
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Detailed Building Specs:

Building Size:	300,000 SF (<i>divisible</i>)
Office Area:	Build-To-Suit
Lot Size:	17.2± Acres
Loading Configuration:	Front Loading
Loading Doors:	48
Grade Level Doors:	As Needed
Clear Height:	36'
Column Spacing:	50'x50'
Depth of Building:	305
Parking Spaces:	143
Electrical:	400 AMP 3 Phase
Sprinkler System:	ESFR
Lighting:	LED Lighting & Skylights
Zoning:	IR - Industrial Restrictive

BakerWest Distribution Center is located in the Cockrill Bend Industrial Park in West Nashville at Briley Parkway and I-40 and located in a Foreign Trade Zone.



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Great Location on Cockrill Bend Blvd.

Close By Businesses:

(within 2 miles)

American Paper & Twine

Sprint Logistics

DELK

Tricor

Aramark Uniform Services

Precisions Design & Machine

Off the Dock Fresh Seafood

Sysco Nashville Wholesale Restaurant Food Supplies

Sprintz Furniture Warehouse & Distribution Center

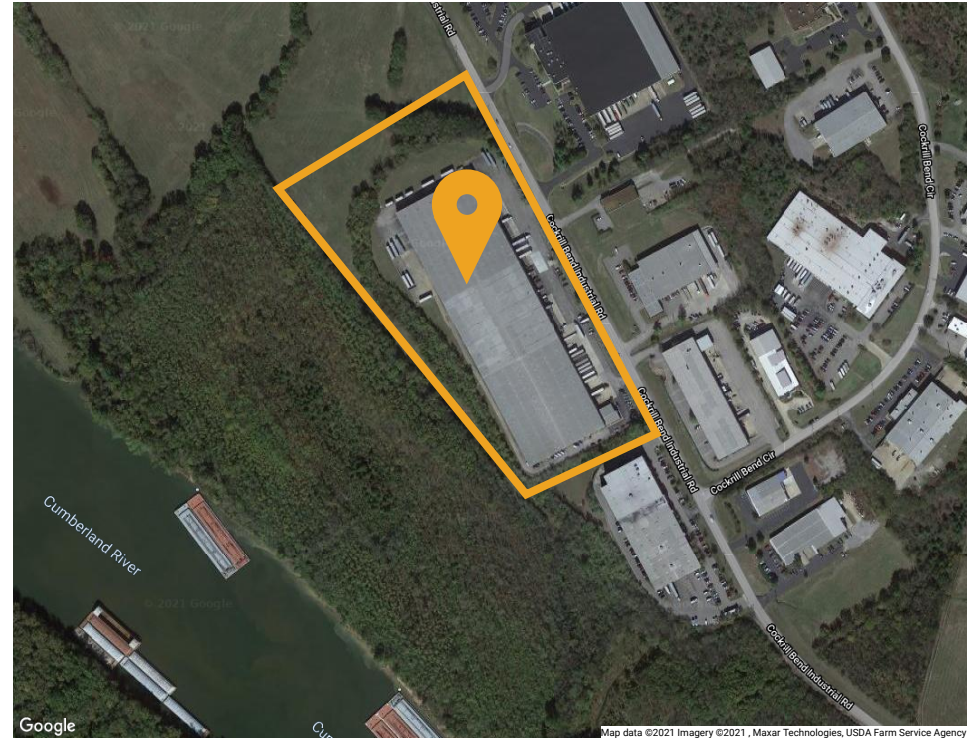
Helistar Aviation

Pepsi Bottling Group

Western Express

Meridian Brick

Centurion Products



Demographics:

	1 Mile	3 Mile	5 Mile
Population:	0	18,159	73,988
Households:	0	18,516	75,556
Median HH Income:	\$0.00	\$53,892	\$59,340
Median Home Value:	\$0.00	\$258,675	\$348,778

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