

7363 Cockrill Bend

Nashville, TN 15,000 SF Available 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



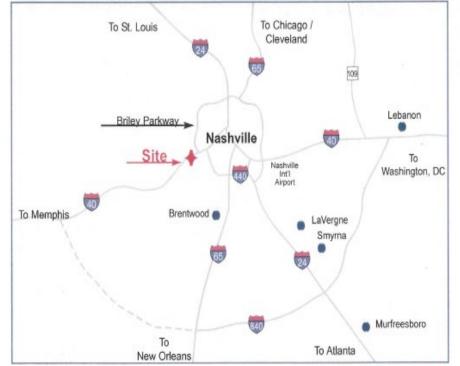
West Nashville Distribution Center was constructed in two phases with final completion in 1990

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

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 coverges in Nashville

\$6.60 PSF Net \$0.72 PSF Operating Expenses **VIRTUAL TOUR! CLICK HERE**

This building is <u>NOT</u> located within the Flood Plain described by FEMA





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15,000 Square Feet None 15,000 Square Feet

4,000 PSI Reinforced Concrete Pre-Cast Concrete Walls Standing Seam - MR24 400 amps 277/480 volts 3 phase 26' at the Eve 50' x 50' T-5 Lighting Skylights (1) 10' x 12' Dock-High Loading Door with Levelers (1) 12' x 16' Ramped Drive In Door (shared) Wet Sprinkler System **IR-** Industrial Restrictive Tennessee borders 8 states and there are 24 states located within a 600 mile radius

West Nashville Distribution Center





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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Floor Plan

