

# 7363 Cockrill Bend

Nashville, TN  
15,000 SF Available 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 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 covers in Nashville

**\$6.60 PSF Net**

*\$0.72 PSF Operating Expenses*

**VIRTUAL TOUR! CLICK HERE**

This building is NOT located within the Flood Plain described by FEMA



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3030 Sidco Drive Nashville, TN 37204



Warehouse Available  
Office Available  
**Total**

15,000 Square Feet  
None  
**15,000 Square Feet**

Floor Structure:  
Construction:  
Roof Cover:  
Electrical:

4,000 PSI Reinforced Concrete  
Pre-Cast Concrete Walls  
Standing Seam - MR24  
400 amps  
277/480 volts  
3 phase

Ceiling Height:  
Column Spacing:  
Lighting:

26' at the Eave  
50' x 50'  
T-5 Lighting  
Skylights

Doors:

(1) 10' x 12' Dock-High Loading Door with Levelers  
(1) 12' x 16' Ramped Drive In Door (**shared**)

Sprinklers:  
Zoning:

Wet Sprinkler System  
IR- Industrial Restrictive

Locational Advantages:

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

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## Floor Plan

