



# BakerWest Distribution Center

7351-7355 Cockrill Bend Blvd  
Nashville, TN

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

*New Construction*

**305,000± SF**

**For Lease**

*Delivery*

*4th Quarter*

*2021*



## Highlights

<b>Building Size</b>	<b>305,000 SF (Divisible)</b>
<b>Lot Size:</b>	<b>14.6± Acres</b>
<b>Zoned:</b>	<b>Industrial Restrictive (IR)</b>
<b>Loading Configuration:</b>	<b>Front Loading</b>
<b>Ceiling Height:</b>	<b>36'</b>

*1 Mile to John C. Tune Airport*

*Renovation & Expansion Project coming in 2021*





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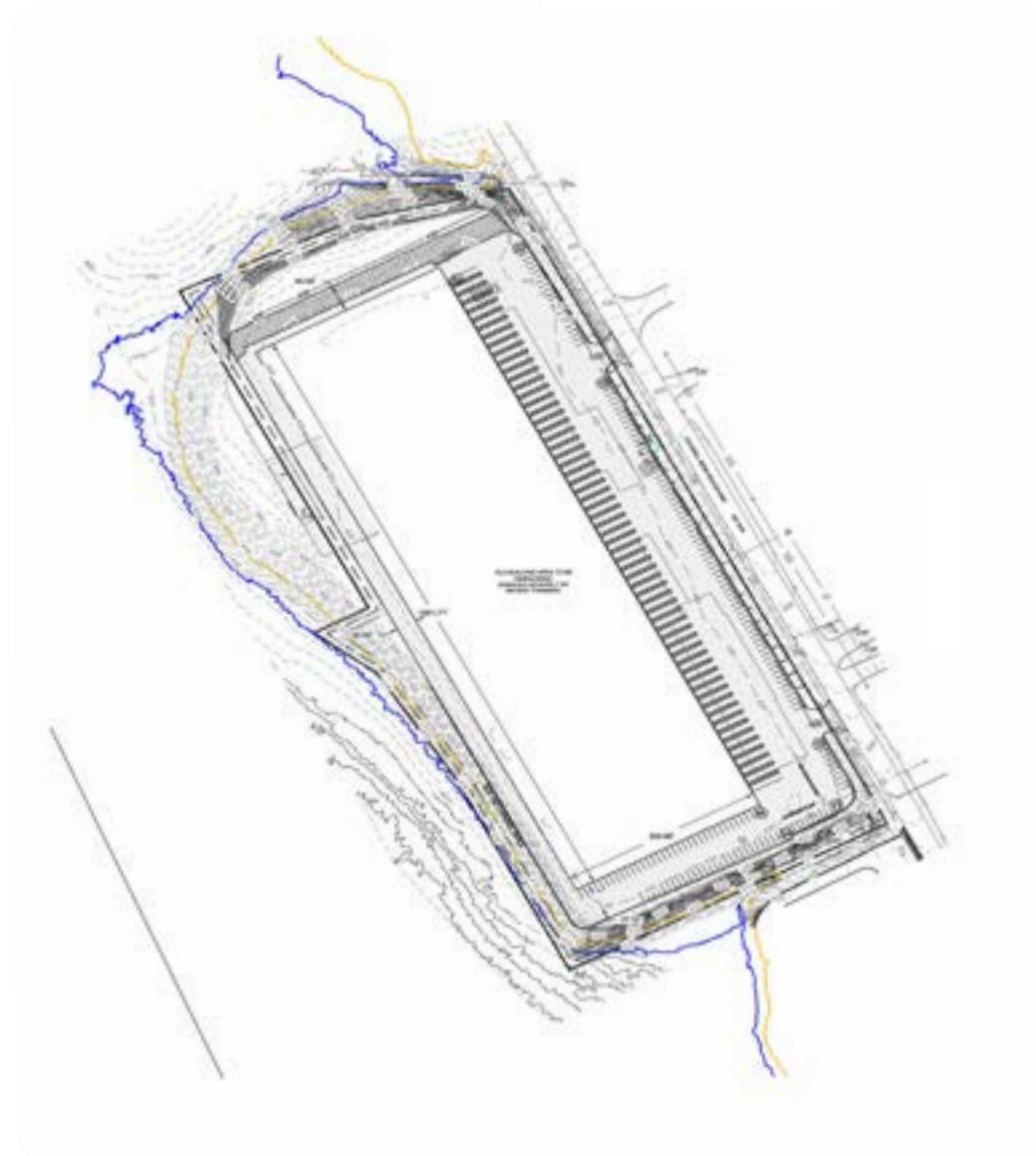
## Detailed Building Specs

Building Size	305,000 SF (Divisible)
Office Area Available	Build -To- Suit
<b>Total</b>	<b>305,000 SF</b>
Lot Size:	14.6± Acres
Loading Configuration:	Front Loading
Loading Doors:	60 Maximum
Grade Level Doors:	As Needed
Clear Height:	36'
Column Spacing:	50' x 50'
Depth of Building:	305
Parking Spaces:	178
Electrical:	400 amp/ 3 Phase
Sprinkler System:	ESFR
Lighting:	LED Lighting Skylights
Zoning:	IR - Industrial Restrictive

**\$7.50 PSF NNN**

BakerWest 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





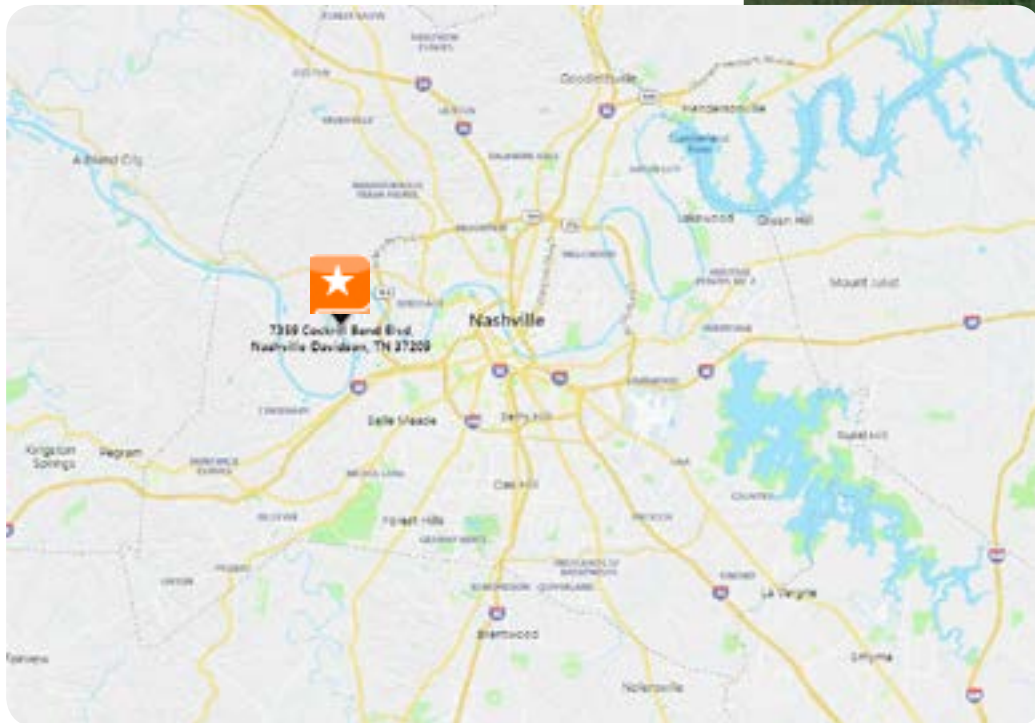


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*Great  
Property  
Location  
on Cockrill  
Bend*



## Demo Graphics

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	0	18,159	73,988
<b>Households:</b>	0	18,516	75,556
<b>Median HH Income:</b>	\$0.00	\$53,892	\$59,340
<b>Median Home Value:</b>	\$0.00	\$285,675	\$348,778