

For Lease 11,467± SF Industrial Suite Zoned IR | Shared Dock & Drive-In Door

Fenced Outside
Storage Available



1100 Polk Avenue, Suite 201
Nashville, TN 37210

CONTACT US

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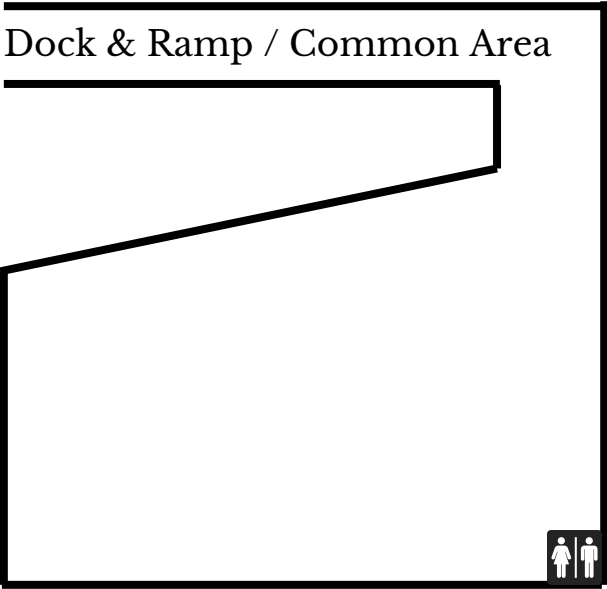
3030 Sidco Drive, Nashville, TN 37204

Property Overview

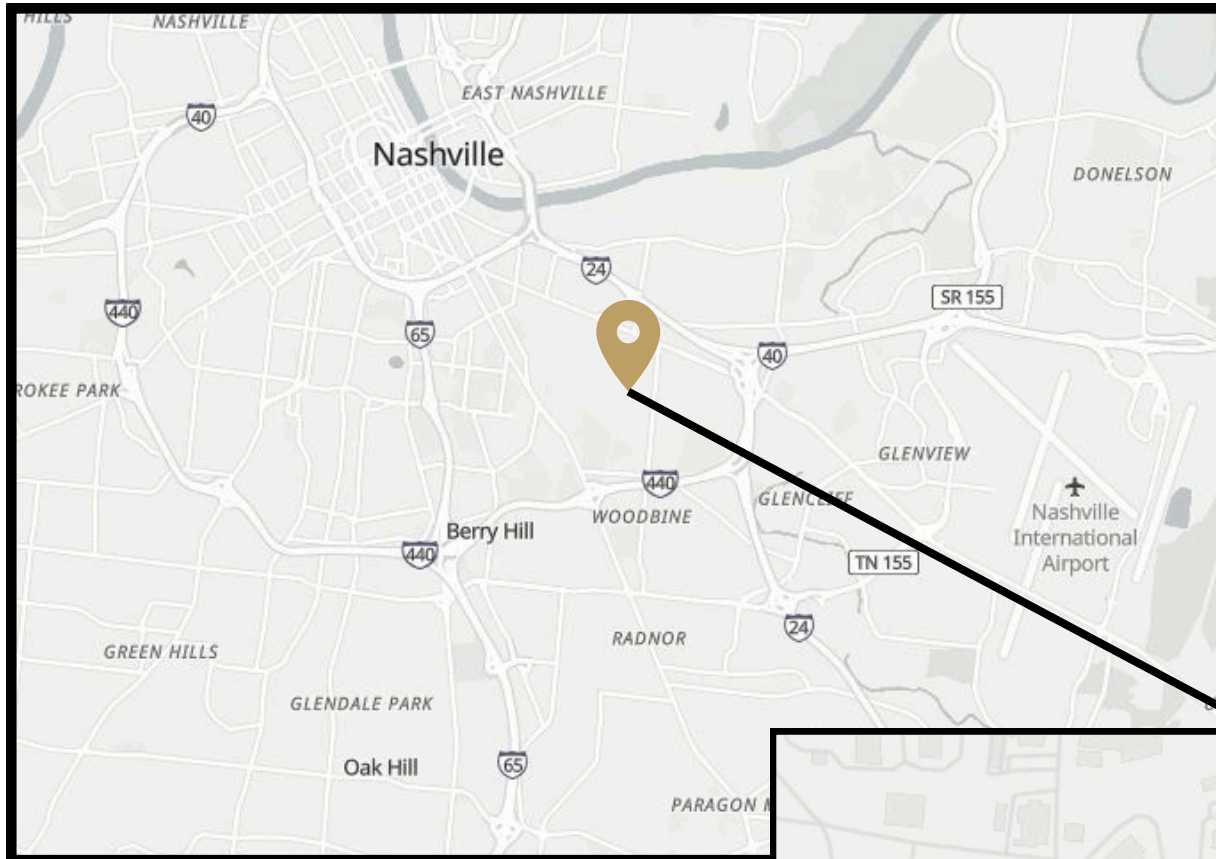
Price	\$7.00 PSF NNN
OPEX	\$2.30 PSF
Available SF	11,467± SF
Zoning	IR (Industrial Restrictive)
Clear Height	14±
Loading Access	1 Common Dock High Door Servicing 3 Tenants 1 Common Ramped Drive-In Door Servicing 3 Tenants
Ideal For	Offsite and Overflow Storage, Annex Storage, E-Commerce, Local Distribution
Outside Storage	Fenced area available for additional storage outside



Floor Plan

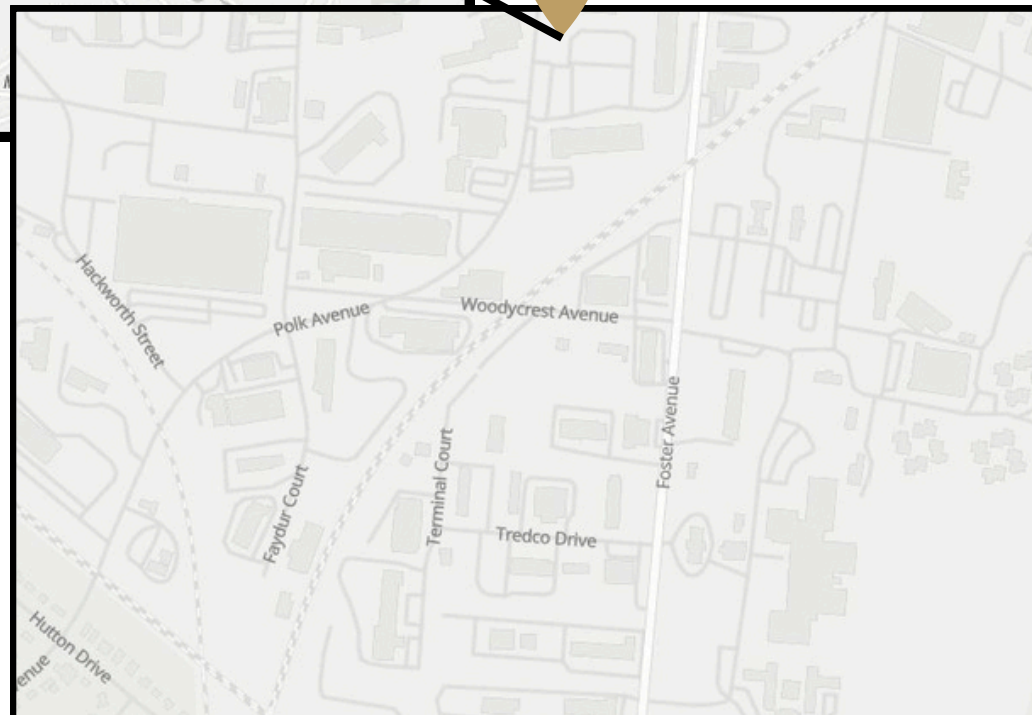


Location



Centrally Located in Nashville

- Minutes to I-40, I-24, & Downtown
- Accessible to local distributors & logistics hubs
- Well-positioned for light industrial or e-commerce operations





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