### For Lease 11,467<u>+</u> SF Industrial Suite Zoned IR | Shared Dock & Drive-In Door



Nashville, TN 37210

#### CONTACT US

Ben McKnight 615-300-7545 bmcknight@horrellcompany.com Mike Russell, SIOR 615-300-7114 mrussell@horrellcompany.com

## HORRELL<sup>®</sup>

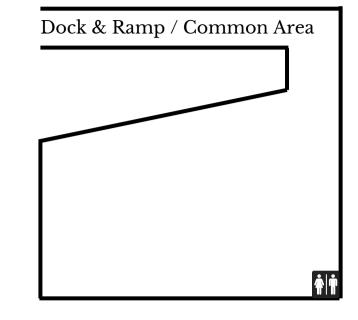
615-256-7114 www.horrellcompany.com 3030 Sidco Drive, Nashville, TN 37204

The information contained herein has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or reliability; however, this information is provided without any guarantee, should be verified by interested parties, and is subject to change without notice or obligation. Horrell Company assumes no responsibility for the accuracy or reliability of the information herein.

## **Property Overview**

Price	\$7.00 PSF   NNN
OPEX	\$2.30 PSF
Available SF	11,467 <u>+</u> SF
Zoning	IR (Industrial Restrictive)
Clear Height	14 <u>+</u>
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
	T 1

#### Floor Plan



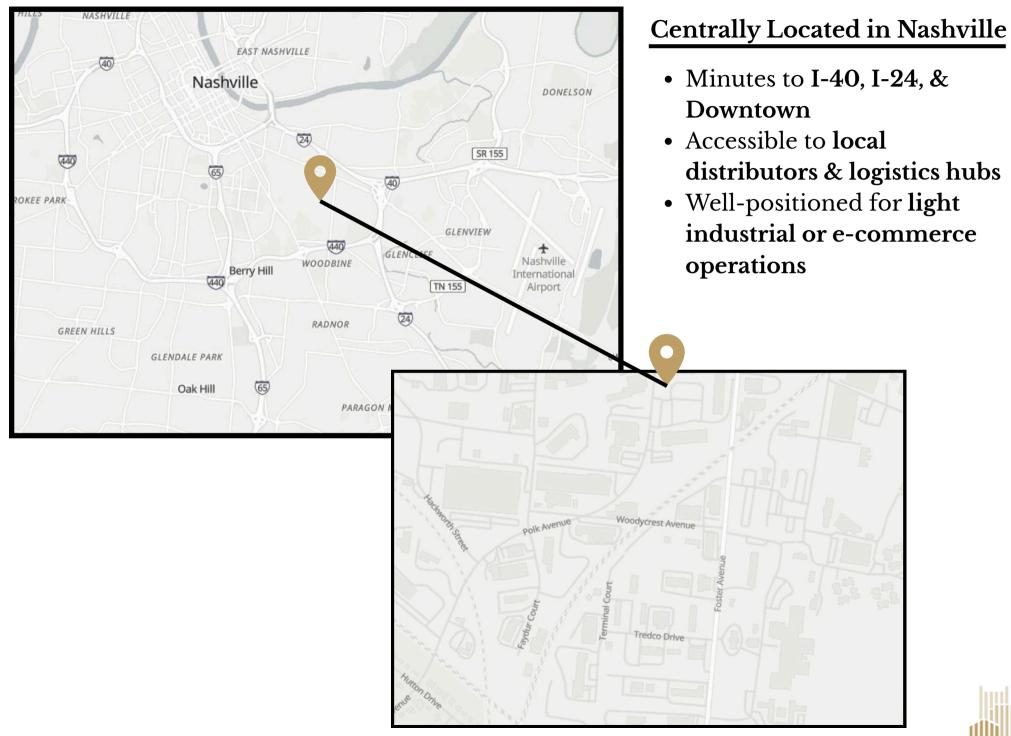
Outside Storage Fenced area available for additional storage outside





This information contained herein has been obtained from sources deemed to be reliable but is provided for demonstrative purposes only. This information is provided without any guarantee, its accuracy and reliability should be verified by interested parties, and it is subject to change without notice or obligation. Horrell Company assumes no responsibility for the accuracy or reliability of the information herein.

# Location





#### **Contact Us**

Ben McKnight 615-300-7545 bmcknight@horrellcompany.com

Mike Russell, SIOR 615-300-7114 mrussell@horrellcompany.com

615-256-7114 www.horrellcompany.com 3030 Sidco Drive, Nashville, TN 37214