

# 2605/2607 & 2609/2611 CRUZEN ST

Nashville, TN 37211



## INDUSTRIAL SPACE FOR LEASE

4,650 $\pm$  SF & 11,500 $\pm$  SF

TOTAL: 16,150 $\pm$  SF



## CONTACT

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# SPACE HIGHLIGHTS

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$15.00 - \$17.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	4,650 <sub>±</sub> UP TO 16,150 <sub>±</sub> SF TOTAL
ACERAGE	2.5 <sub>±</sub> Acres
ZONING	IWD
ELECTRICAL	400 AMP - 3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(1) 8' x 10' Dock Door (1) 10' x 12' Int Drive Through Door Connecting the Other Suite

## HIGHLIGHTS

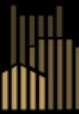
- (1) Private Office / Reception Area
- (1) Restroom
- (2) Sinks
- Heated & Cooled Throughout
- Skylights
- Metal Halide Lighting
- Ample Parking
- Storefront Windows



# SUITE BREAKDOWN OF UP TO 16,150<sub>±</sub> SF

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$17.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	4,650 <sub>±</sub> SF TOTAL
ACERAGE	2.5 <sub>±</sub> Acres
ZONING	IWD
ELECTRICAL	400 AMP - 3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(1) 8' x 10' Dock Door (1) 10' x 12' Int Drive Through Door Connecting the Other Suite
<b>HIGHLIGHTS</b> <ul style="list-style-type: none"> <li>• (1) Private Office / Reception Area</li> <li>• (1) Restroom</li> <li>• (2) Sinks</li> <li>• Heated &amp; Cooled Throughout</li> <li>• Skylights</li> <li>• Metal Halide Lighting</li> <li>• Ample Parking</li> <li>• Storefront Windows</li> </ul>	

ADDRESS	2609-2611 Cruzen St Nashville, TN 37211
PRICE	\$15.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	11,500 <sub>±</sub> SF TOTAL
ACERAGE	2.5 <sub>±</sub> Acres
ZONING	IWD
ELECTRICAL	200 AMP - 3 Phase Electrical 400 AMP - 3 Phase Electrical
	16'-18' Clear Height
	(3) 8' x 10' Dock Platform Door (1) 8' x 10' Dock Door w/ Leveler
<b>HIGHLIGHTS</b> <ul style="list-style-type: none"> <li>• (5) Private Office</li> <li>• (2) Storage Areas</li> <li>• (2) Separate Restrooms w/ Stalls</li> <li>• (1) Break Room</li> <li>• (1) Waiting / Reception Area</li> <li>• Heated &amp; Cooled Throughout</li> <li>• Skylights</li> <li>• Fluorescent Lighting</li> <li>• LED Lighting</li> <li>• Ample Parking</li> <li>• Storefront Windows</li> </ul> <p><b>**Pictures Coming Soon of this Suite**</b></p>	





# LOCATION

- Located in a **well-established industrial corridor** of South Nashville
- **Easy access to I-440** with quick connections to I-40, I-24, and I-65
- Central location ideal for **distribution, light manufacturing, and service users**
- Surrounded by a strong base of **industrial and flex properties**
- Convenient access to **Downtown Nashville, the airport, and key labor pools**

