

# 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+ UP TO 16,150+ SF TOTAL
ACERAGE	2.5+ 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	<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>



# SUITE BREAKDOWN OF UP TO 16,150 $\pm$ SF

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$17.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	4,650 $\pm$ SF TOTAL
ACERAGE	2.5 $\pm$ 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	<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> </ul> <ul style="list-style-type: none"> <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 $\pm$ SF TOTAL
ACERAGE	2.5 $\pm$ Acres
ZONING	IWD
ELECTRICAL	200 AMP - 3 Phase Electrical 400 AMP - 3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(3) 8' x 10' Dock Platform Door (1) 8' x 10' Dock Door w/ Leveler
HIGHLIGHTS	<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> </ul> <ul style="list-style-type: none"> <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>**Pictures Coming Soon of this Suite**</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**

