

2605/2607 CRUZEN ST

Nashville, TN 37211



INDUSTRIAL SPACE FOR LEASE

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

TOTAL: 16,150 \pm SF



CONTACT

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 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.

SPACE HIGHLIGHTS

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$15.00 PSF NNN
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

- (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_± SF

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$17.00 PSF NNN
AVAILABLE SF	4,650 _± 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"> (1) Private Office / Reception Area (1) Restroom (2) Sinks Heated & Cooled Throughout Skylights Metal Halide Lighting Ample Parking Storefront Windows 	

ADDRESS	2609-2611 Cruzen St Nashville, TN 37211
PRICE	\$15.00 PSF NNN
AVAILABLE SF	11,500 _± SF TOTAL
ACERAGE	2.5 _± 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"> (5) Private Office (2) Storage Areas (2) Separate Restrooms w/ Stalls (1) Break Room (1) Waiting / Reception Area Heated & Cooled Throughout Skylights Fluorescent Lighting LED Lighting Ample Parking Storefront Windows <p>**Pictures Coming Soon of this Suite**</p>	

