

2605/2607 CRUZEN ST

Nashville, TN 37211



INDUSTRIAL SPACE FOR LEASE

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

TOTAL: 16,150 $\pm$ SF

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SPACE HIGHLIGHTS

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$15.00 - \$17.00 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 (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 (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 **Pictures Coming Soon of this Suite**	

