

2605-2611 Cruzen St. Nashville, TN 37211



Industrial Space For Lease

16,150± Total SF Available (Divisible)

\$15.00 - \$17.50 PSF NNN

\$1.97 PSF Est. Opex

Contact



www.horrellcompany.com



3030 Sidco Dr. Nashville, TN 37204



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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.



Available Spaces

16,150+ Total SF Available
Divisible

2605 - 2607: 4,650+ SF

2609 - 2611: 11,500+ SF

SPACE LOCATION



SPACE HIGHLIGHTS

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$17.50 PSF NNN \$1.97 PSF EST. OPEX
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



SPACE HIGHLIGHTS

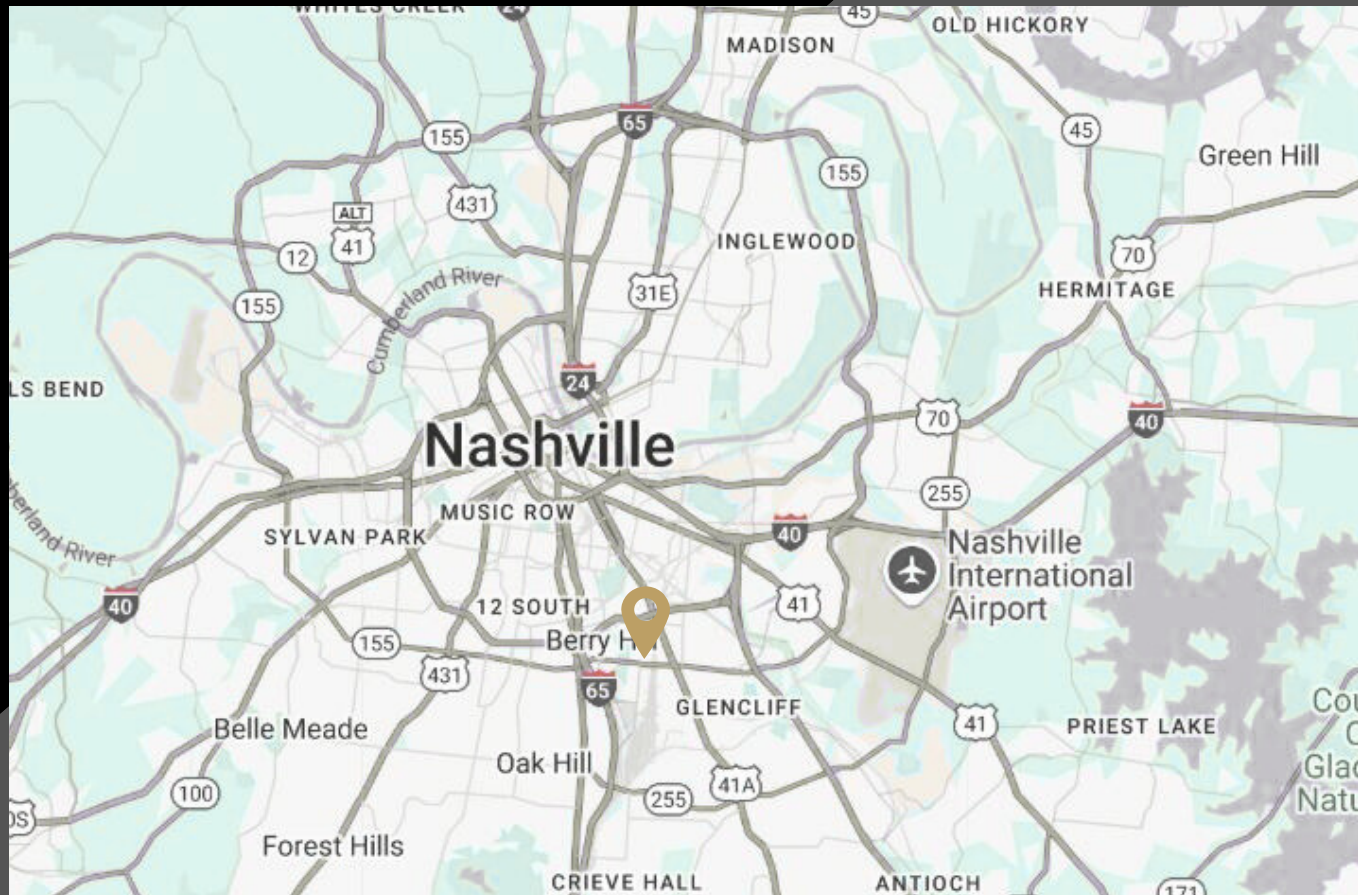
ADDRESS	2609-2611 Cruzen St Nashville, TN 37211
PRICE	\$15.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	11,500± SF TOTAL
ACERAGE	2.5± Acres
ZONING	IWD
ELECTRICAL	200-400 AMP - 3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(1) 8' x 10' Dock Platform Door (2) 8' x 10' Dock Door w/ Leveler

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



Property 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**

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SPACE HIGHLIGHTS

ADDRESS	2613-2615 Cruzen St Nashville, TN 37211
PRICE	\$17.50 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	5,500± SF TOTAL
ACERAGE	2.5± Acres
ZONING	IWD
ELECTRICAL	3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(2) 10' x 12' Dock-High Loading Door

HIGHLIGHTS

- Heated & Cooled Throughout
- Skylights
- Metal Halide Lighting
- Ample Parking
- Storefront Windows
- Wet Sprinkler System
- (1) Restroom

