

2605-2615 Cruzen St. Nashville, TN 37211



Industrial Space For Lease

21,650_± Total SF Available (Divisible)

\$15.00 - \$17.50 PSF NNN

\$1.97 PSF Est. Opex

Contact

 www.horrellcompany.com

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Available Spaces

21,650± Total SF Available
Divisible

2605 - 2607: 4,650± SF

2609 - 2611: 11,500± SF

2613 - 2615: 5,500± SF

SPACE LOCATION



SPACE HIGHLIGHTS

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$17.00 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



SPACE HIGHLIGHTS

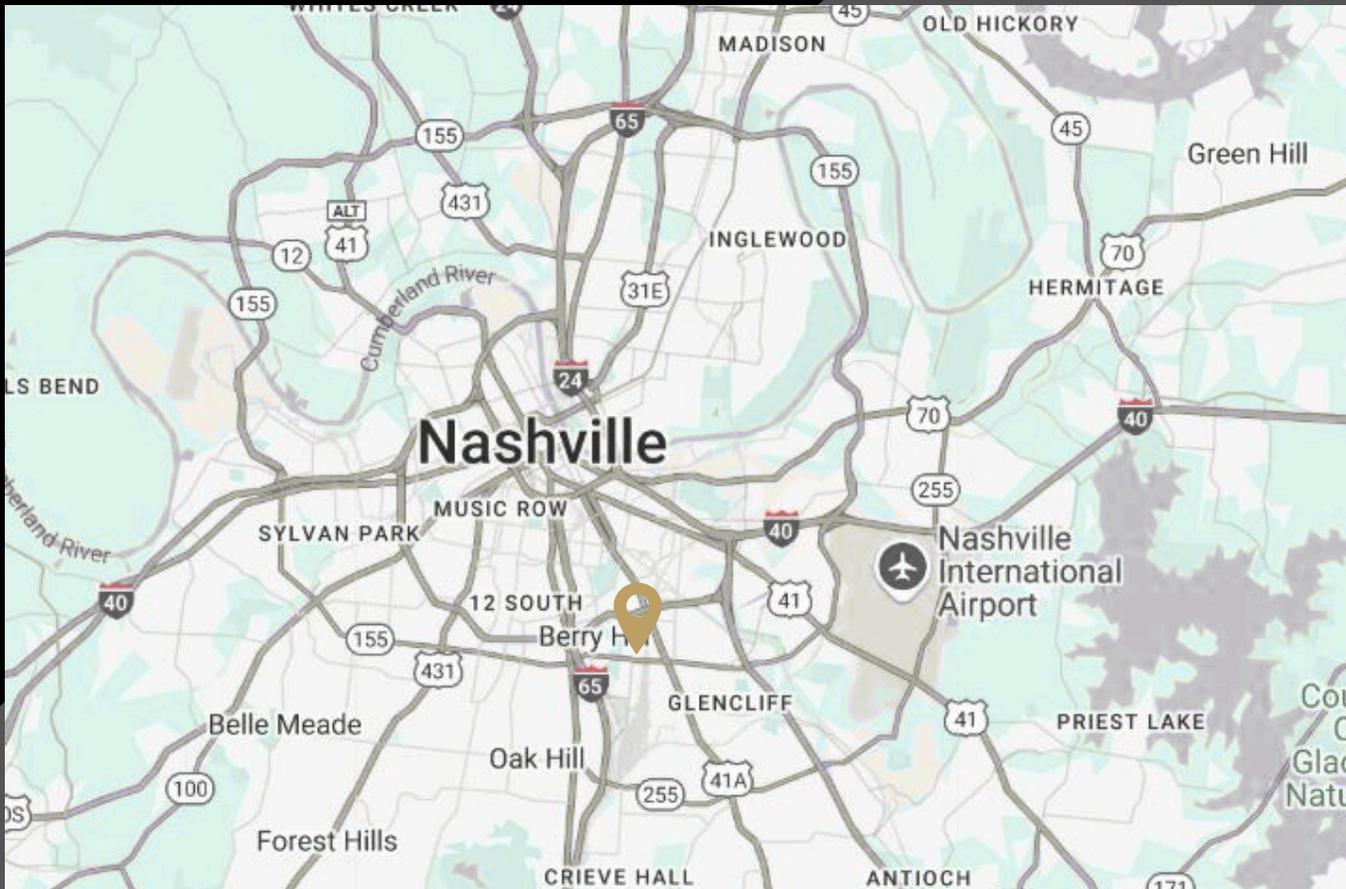
ADDRESS	2613-2615 Cruzen St Nashville, TN 37211
PRICE	\$17.50 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	5,500± SF TOTAL
ACERAGE	2.5± Acres
ZONING	IWD
ELECTRICAL	3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(2) 10' x 12' Dock-High Loading Door

HIGHLIGHTS

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



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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