

# 2613-2615 CRUZEN ST

Nashville, TN 37211

## Industrial Space For Lease 5,500± SF



### CONTACT

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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
ACERAGE	2.5± Acres
ZONING	IWD
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(2) 10' x 12' Dock High Loading Doors

## HIGHLIGHTS

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





# 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**

