

# 2613-2615 CRUZEN ST

Nashville, TN 37211

## Industrial Space For Lease 5,500± SF



### CONTACT

**Ben McKnight**  
615-300-7545  
[bmcknight@horrellcompany.com](mailto:bmcknight@horrellcompany.com)

**Mike Russell, SIOR**  
615-300-7114  
[mrussell@horrellcompany.com](mailto:mrussell@horrellcompany.com)

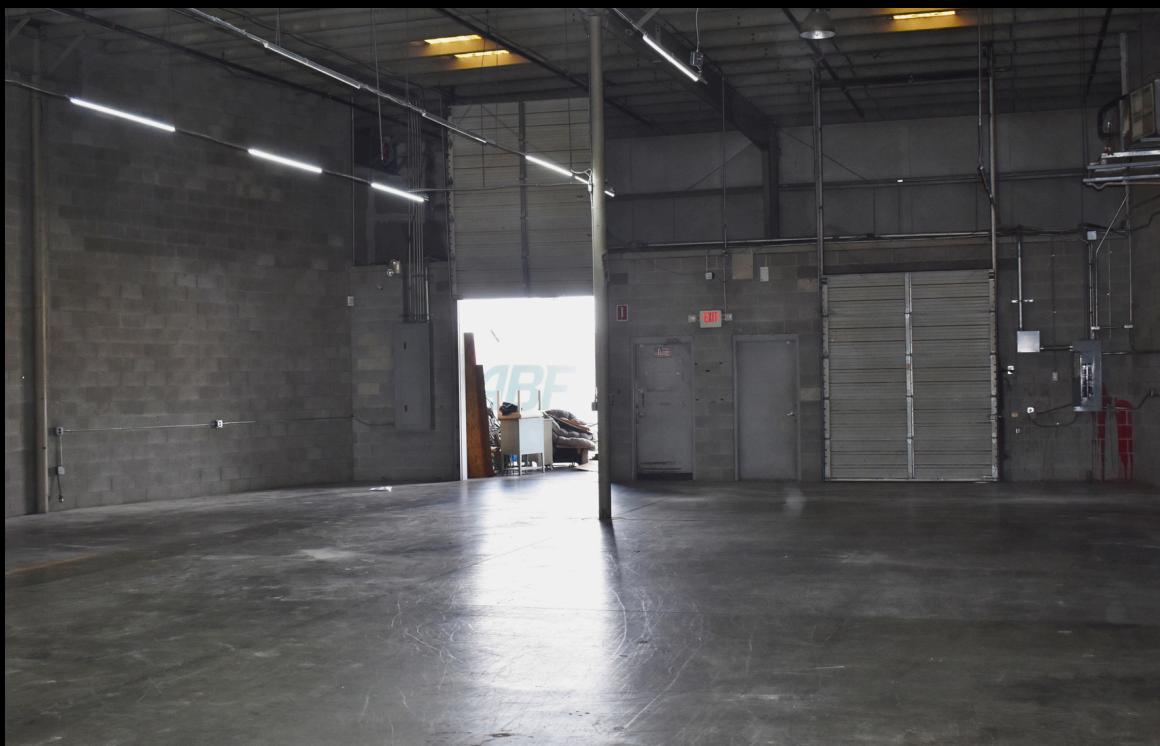


615-256-7114  
[www.horrellcompany.com](http://www.horrellcompany.com)  
3030 Sidco Drive, Nashville, TN 37204

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	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	<ul style="list-style-type: none"><li>• 3 Phase Electrical</li><li>• Heated &amp; Cooled Throughout</li><li>• (1) Restroom</li><li>• Wet Sprinkler System</li><li>• Skylights</li><li>• Metal Halide Lighting</li><li>• Ample Parking</li><li>• Storefront Windows</li></ul>



# 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**

