

2960 Foster Creighton Drive  
Nashville, TN 37204

**FOR SALE &  
FOR LEASE**

## RARE OPPORTUNITY IN SIDCO PARK!

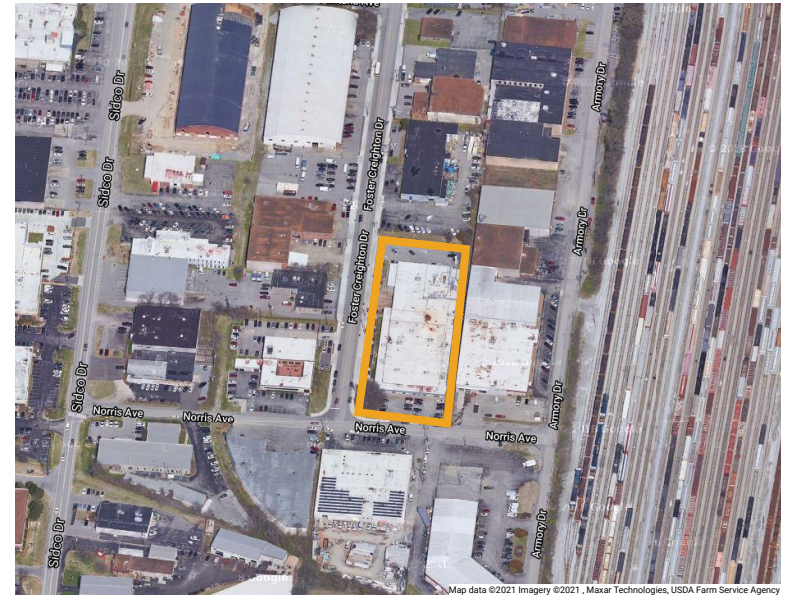
**46,563± Total Square Feet**

- Freestanding Building
- Outside Storage/ Parking
- Gas Heat
- Full HVAC Throughout
- 3 Dock High Doors (8'x8') with Platform



**For Sale: \$8,200,000**

**For Lease: \$10.50 PSF | NNN**  
**\$3 PSF Operating Expenses**



Ben McKnight, Broker

Mike Russell, SIOR

Office 615.256.7114 | Fax 615.256.7181 | 3030 Sidco Drive, Nashville, TN 37204

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. All information should be verified prior to purchase or lease.

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**46,563± Square Feet**

30,570± SF Office Area

15,993± SF Production Area

Full HVAC Throughout

2.06± Acres

Gas Heating

3 Phase

Heavy Electrical

Skylights and Fluorescent Lighting

13'-15'- Ceiling Height

3 Dock High Doors (8'x8') with Platform

Zoned as IR (Industrial Restrictive)



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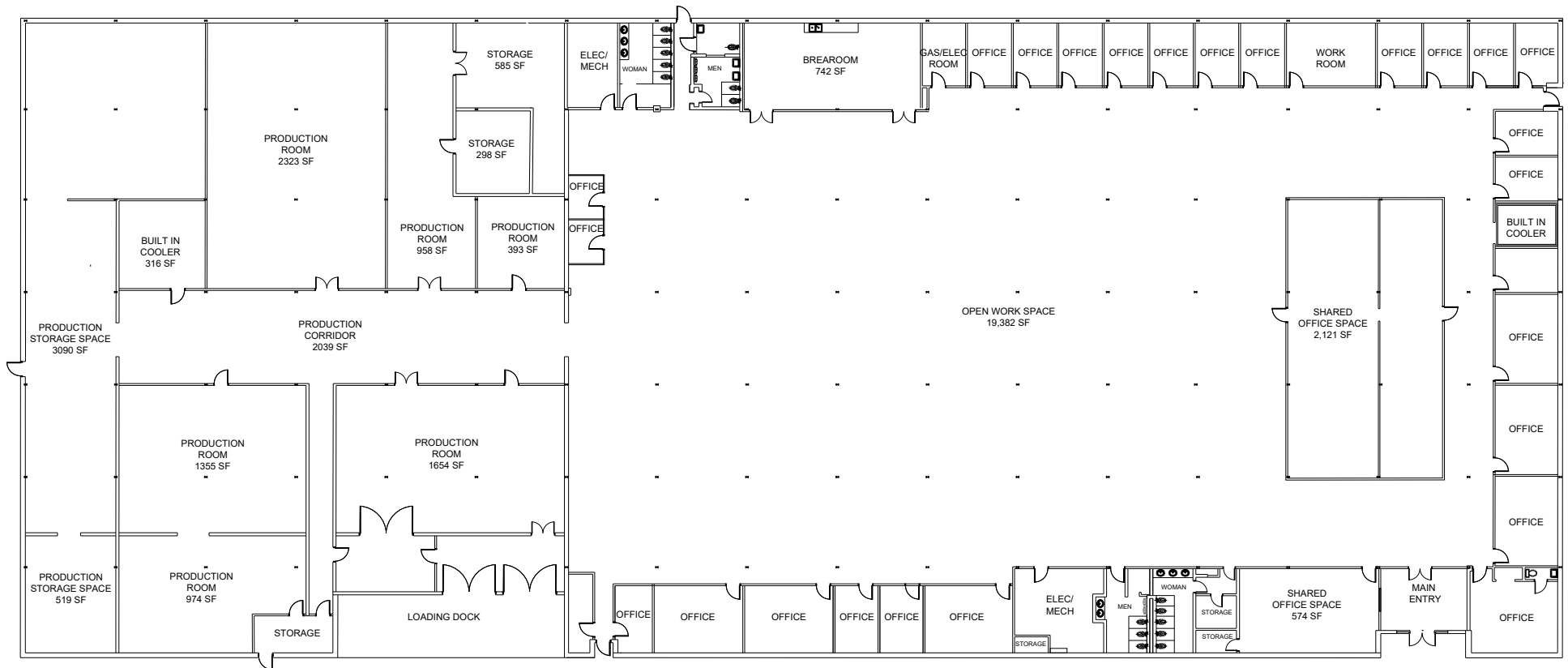
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