

# 2,650± SF OFFICE & 5,808± SF WAREHOUSE SPACE(S) FOR LEASE

AVAILABLE TOGETHER OR SEPERATE



## 7121 COCKRILL BEND BLVD

## \$15.50-\$25.00 PSF | IG

### Contact

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615-256-7114

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3030 Sidco Drive, Nashville, TN 37204

- Located in Cockrill Bend
- 1.3± Miles to John C. Tune Airport
- Immediate Access to HWY 155, I-40, & I-440



# OFFICE SPACE HIGHLIGHTS

2,650± SF Office

\$25.00 PSF | IG

(6) Private Offices

(1) Conference Room

(1) Reception Area

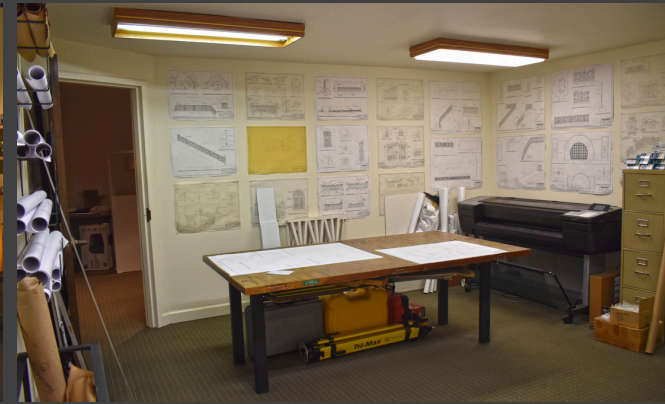
(1) Restroom

Fenced Back Lot

Zoned IR

Available Now

\*\*The outside storage area is located within the  
500 year flood plain\*\*





# WAREHOUSE SPACE HIGHLIGHTS

5,808± SF Warehouse  
Ideal Use for Off Site Storage  
3-Phase Electrical - 400 AMP  
3-Phase Electrical - 1200 AMP  
(1) 8' x 10' Shared Dock-High Door  
(1) Interior Dock  
Gas Heat Throughout  
1-Ton Jlb Hoist Crane  
16± Clear Height  
Ventilation Fan  
T-5 Lighting  
Fenced Rear Lot  
Additional Outside Storage Available  
Utilities Included in Rent  
Zoned IR  
Available Now

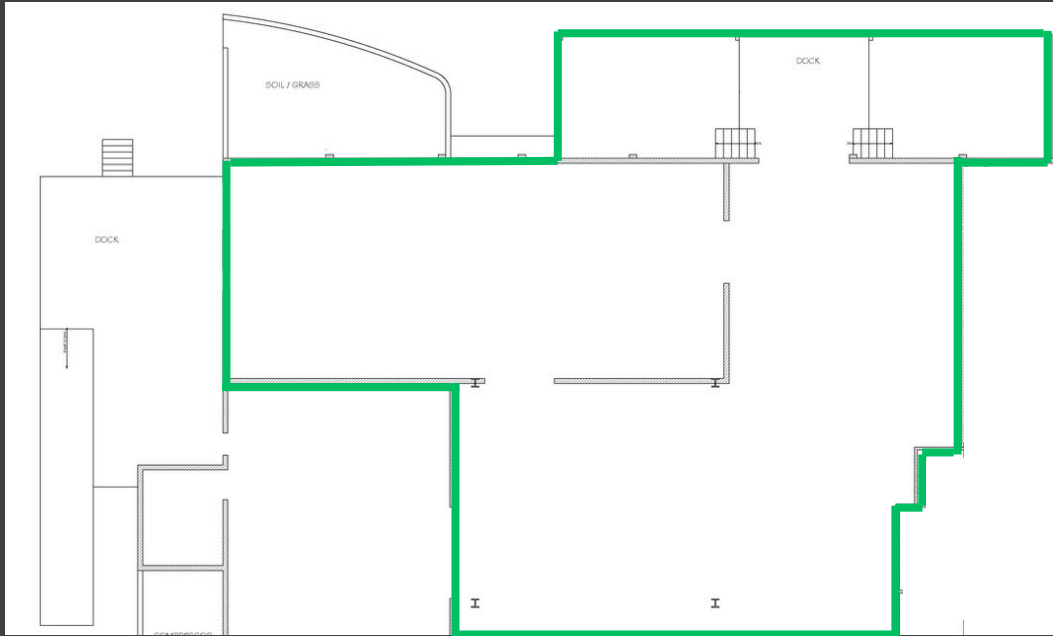
**\*\*An UNIMPROVED portion  
at the rear of the property  
is located in the 500 year  
flood plain\*\***



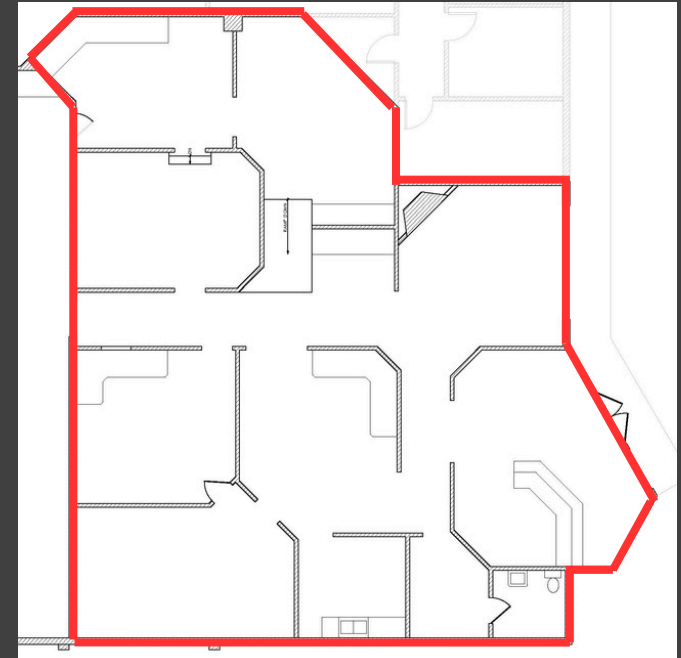


# FLOOR PLAN

WAREHOUSE



OFFICE



# AERIAL



# LOCATION

