

23,341 \pm SF INDUSTRIAL BUILDING ON 3 \pm ACRES FOR SALE AND 19,278 \pm SF AVAILABLE FOR LEASE



7121 COCKRILL BEND BLVD

Contact

Ben McKnight

615-300-7545

bmcknight@horrellcompany.com

Mike Russell, SIOR

615-300-7114

mrussell@horrellcompany.com



615-256-7114

www.horrellcompany.com

3030 Sidco Drive, Nashville, TN 37204

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

BUILDING HIGHLIGHTS

ADDRESS	7121 Cockrill Bend Blvd Nashville, TN 37209
LEASE RATE	\$17.00 PSF MODIFIED IG
SALE PRICE	\$5,250,000
TOTAL SF	23,341± TOTAL SF
AVAILABLE SF	19,278± TOTAL SF AVAILABLE 2,650± SF OFFICE 13,261± SF WAREHOUSE 2,825± SF MEZZANINE STORAGE 542± SF OFFICE IN WAREHOUSE
ZONING	INDUSTRIAL RESTRICTIVE



WAREHOUSE HIGHLIGHTS

WAREHOUSE SF	13,261± SF WAREHOUSE
ELECTRICAL	3-PHASE ELECTRICAL - 400 AMP 3-PHASE ELECTRICAL - 1200 AMP
DOORS	(1) 8' X 10' REAR DOCK-HIGH DOOR (1) 12' X 12' INTERIOR SIDE DOCK DOOR

OTHER SPECS

- GAS HEAT THROUGHOUT
- 1-TON JIB HOIST CRANE
- 16+ CLEAR HEIGHT
- VENTILATION FAN
- T-5 LIGHTING
- FENCED REAR LOT
- UTILITIES INCLUDED IN RENT
- ADDITIONAL OUTSIDE STORAGE AVAILABLE

OFFICE HIGHLIGHTS

OFFICE SF	2,650± SF OFFICE
-----------	------------------

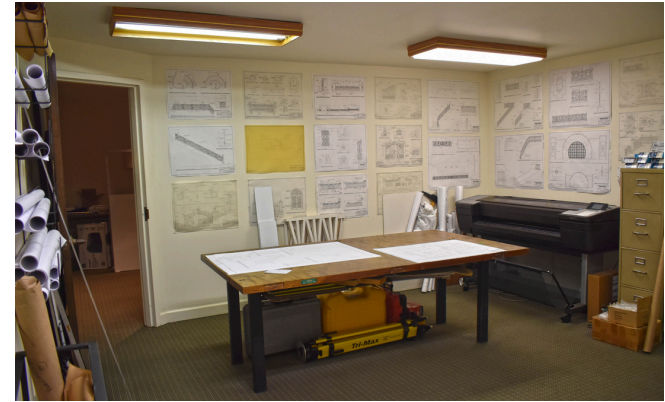
OFFICE SPECS

- (6) PRIVATE OFFICES
- (1) CONFERENCE ROOM
- (1) RECEPTION AREA
- (1) RESTROOM
- FIBER OPTIC INTERNET
- 25+ PARKING SPACES WITH
OVERFLOW SPACES IN BACK LOT

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



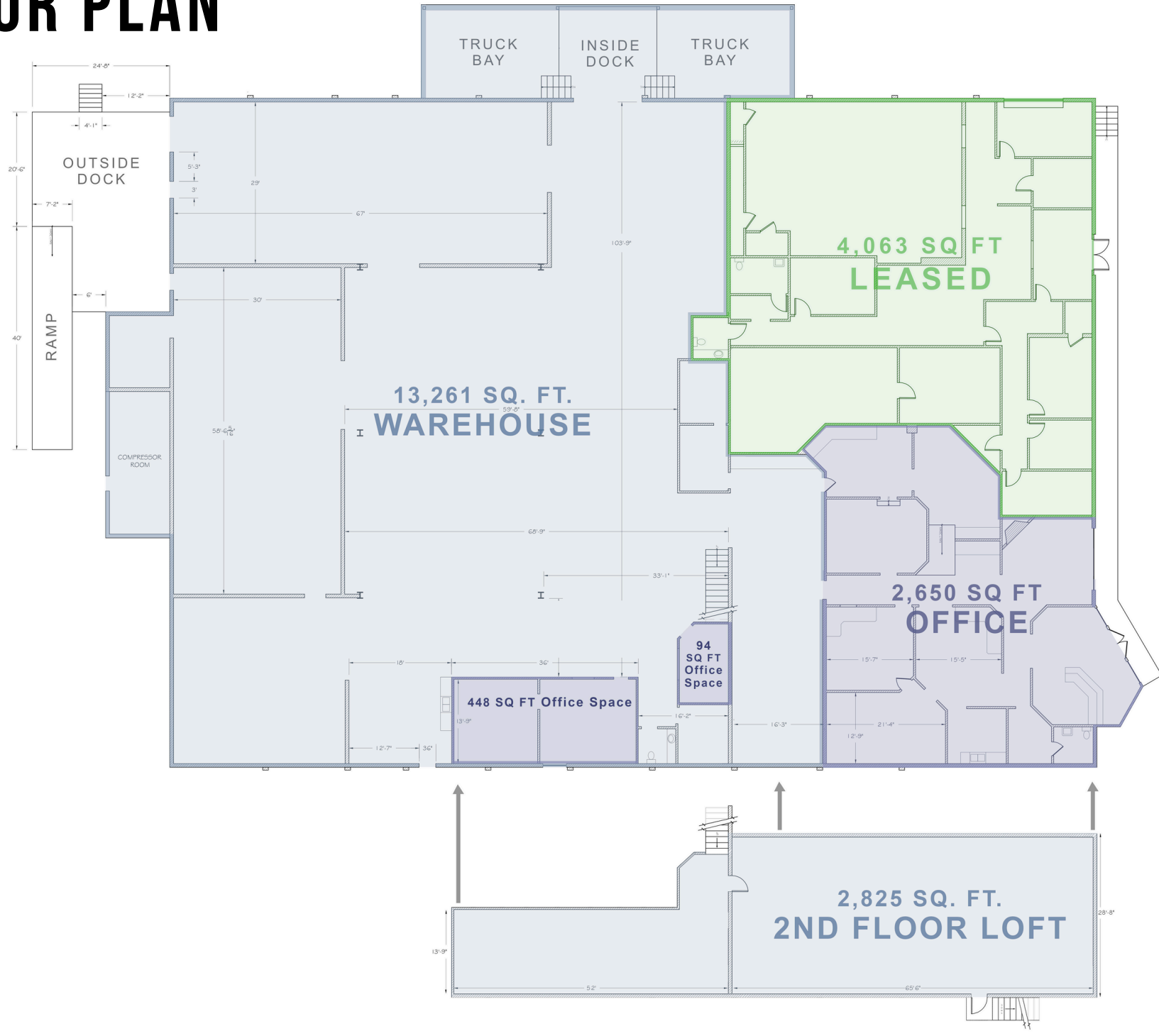
OFFICE SPACE PHOTOS



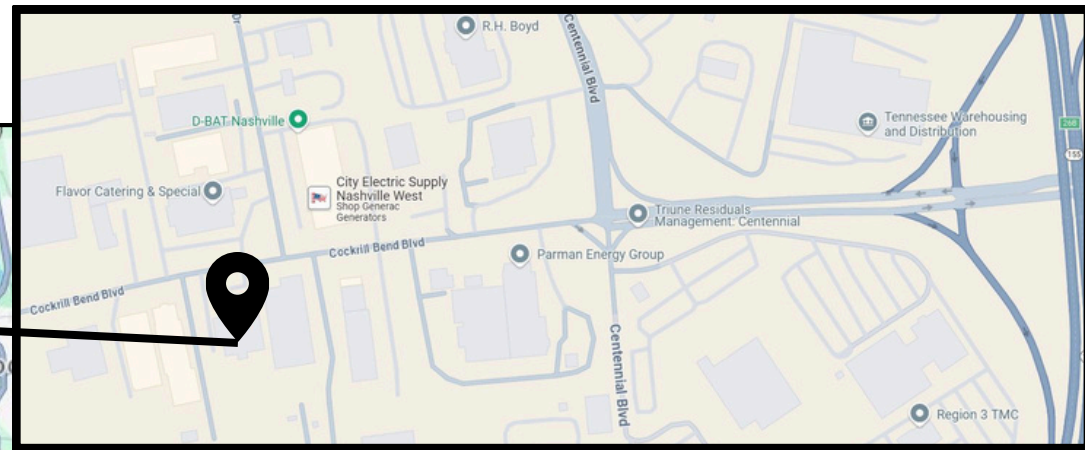
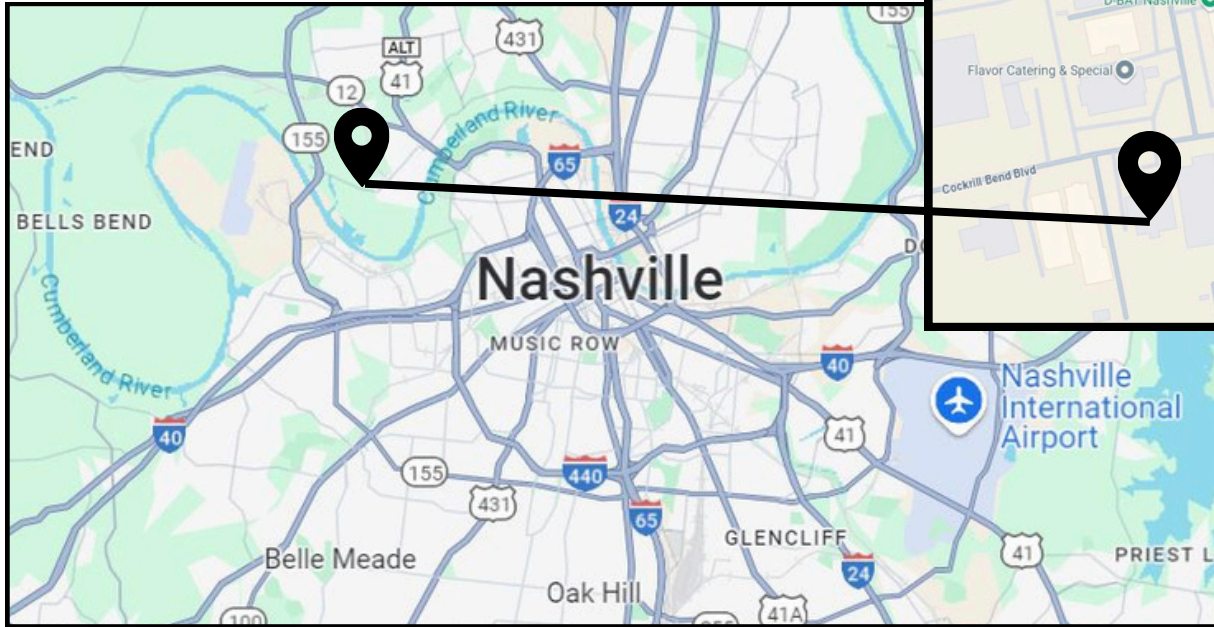
WAREHOUSE SPACE PHOTOS



FLOOR PLAN



LOCATION



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

AERIAL

