23,341<u>+</u> SF INDUSTRIAL BUILDING ON 3<u>+</u> ACRES FOR SALE AND 19,278<u>+</u> SF AVAILABLE FOR LEASE

7121 COCKRILL BEND BLVD

Contact

Ben McKnight

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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<u>+</u> Miles to John C. Tune Airport
- Immediate Access to HWY 155, I-40, & I-440

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.

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<u>+</u> TOTAL SF AVAILABLE 2,650<u>+</u> SF OFFICE 13,261<u>+</u> SF WAREHOUSE 2,825<u>+</u> SF MEZZANINE STORAGE 542<u>+</u> SF OFFICE IN WAREHOUSE

ZONING INDUSTRIAL RESTRICTIVE

WAREHOUSE HIGHLIGHTS

13,261 <u>+</u> SF WAREHOUSE
3-PHASE ELECTRICAL - 400 AMP
3-PHASE ELECTRICAL - 1200 AMP
(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



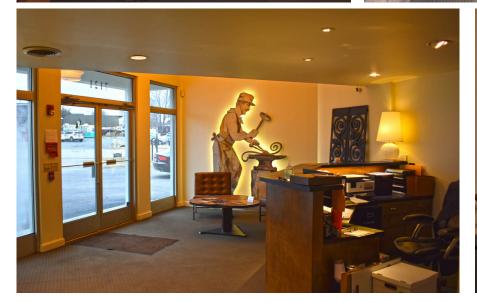






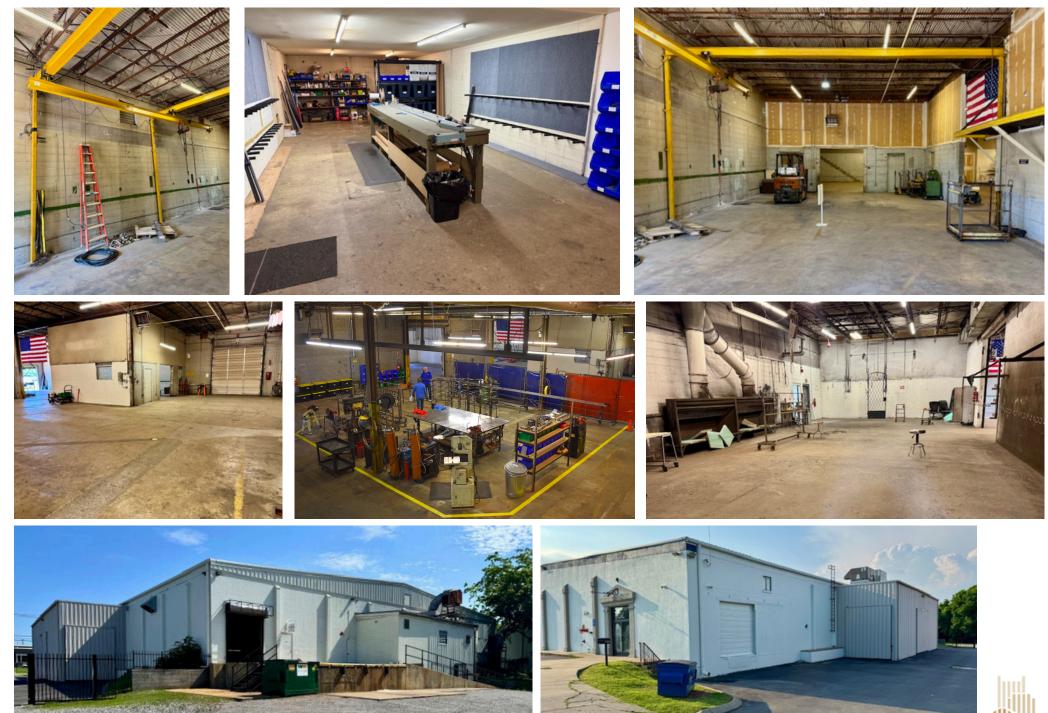




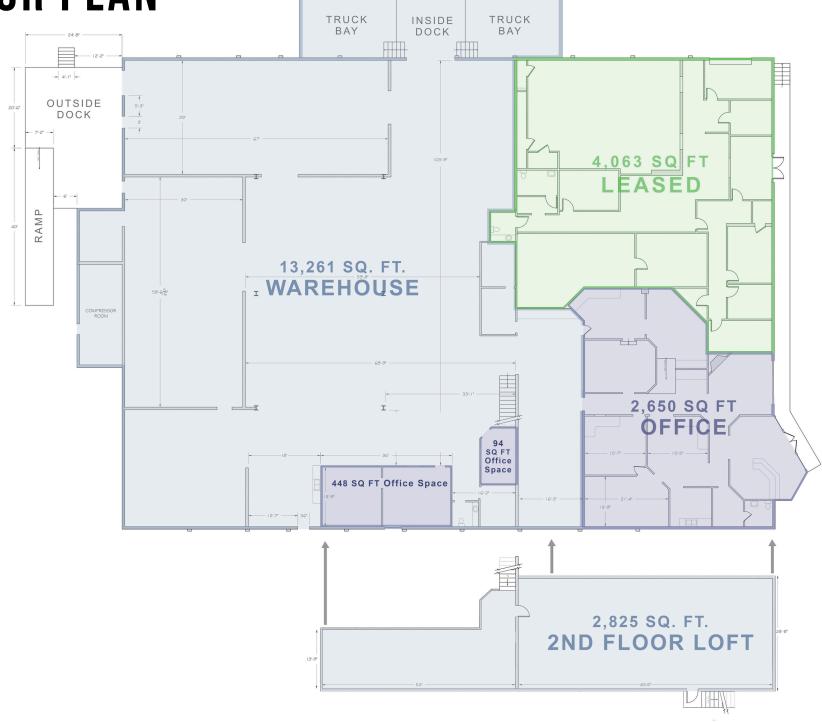




WAREHOUSE SPACE PHOTOS



FLOOR PLAN



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AERIAL



