



**BakerWest
Distribution Center**

**7351-7355
COCKRILL
BEND BLVD**

For Lease

Delivery 2nd Quarter 2022

NASHVILLE, TN, 37209



\$8.50 PSF | NNN
\$1.86 Estimated OPEX

Background

BakerWest Distribution Center is located in the Cockrill Bend Industrial Park in West Nashville at Briley Parkway and I-40 and located in a Foreign Trade Zone. The total building size is 297,500± SF and the lot size is 17.2± acres. The zoning is Industrial Restrictive (IR).



Businesses Close By:

John Tune Airport
American Paper & Twine
Sprint Logistics
DELK
Tricor
Aramark Uniform Services
Precisions Design & Machine
Off the Dock Fresh Seafood
Sysco Nashville Wholesale Restaurant Food
Supplies
Sprintz Furniture Warehouse & Distribution Center
Helistar Aviation
Pepsi Bottling Group
Western Express
Meridian Brick
Centurion Products

Property Highlights

**160,855 ± TOTAL SQUARE
FEET (DIVISIBLE)**

- **122+ PARKING SPOTS**
- **25 DOCK-HIGH DOORS**
- **17.2 + ACRES**
- **36' CLEAR HEIGHT**

CONTACT US

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