

# 23,341± SF INDUSTRIAL BUILDING ON 3± ACRES FOR LEASE OR SALE



## 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± 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
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### 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



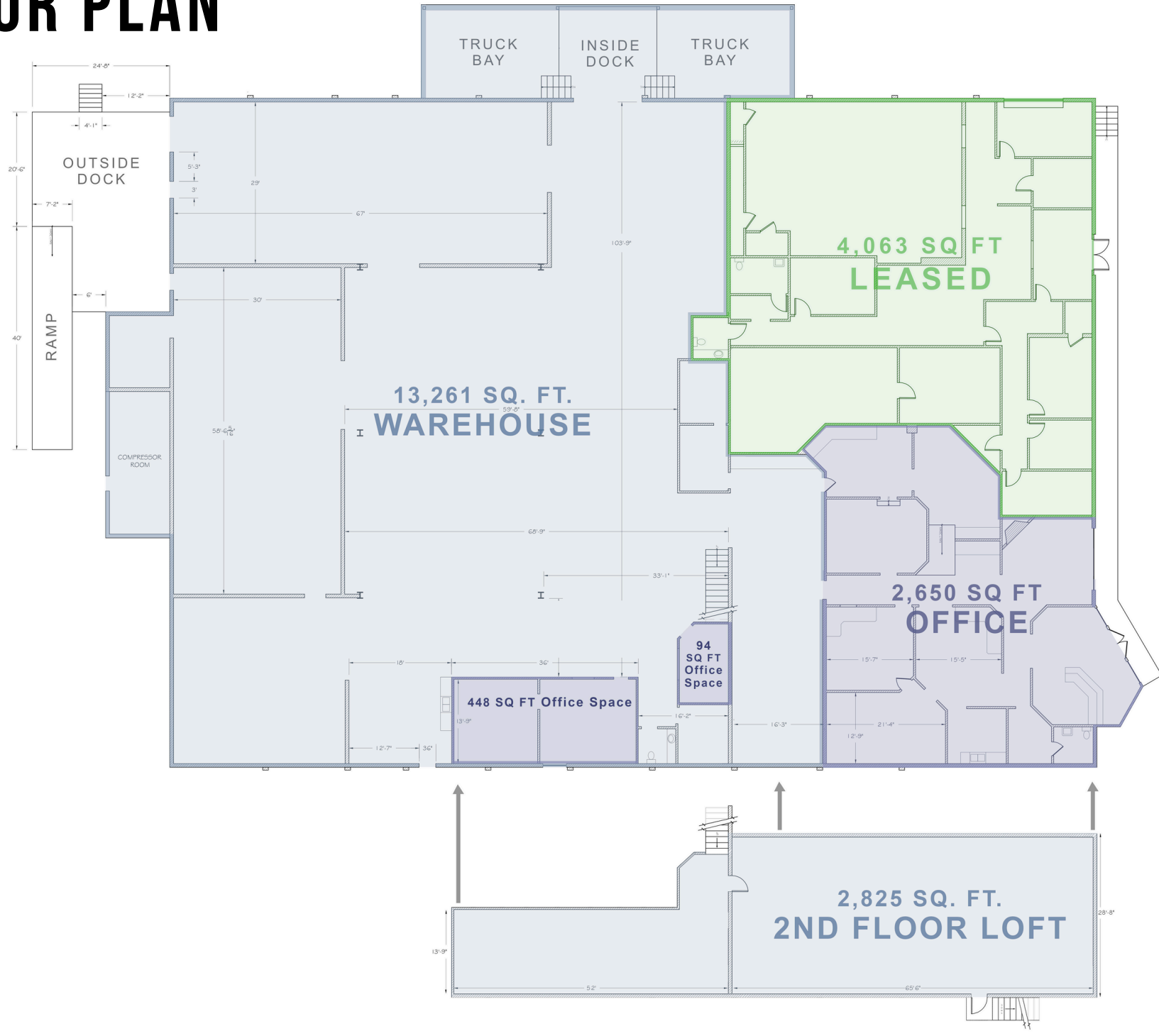


# WAREHOUSE SPACE PHOTOS



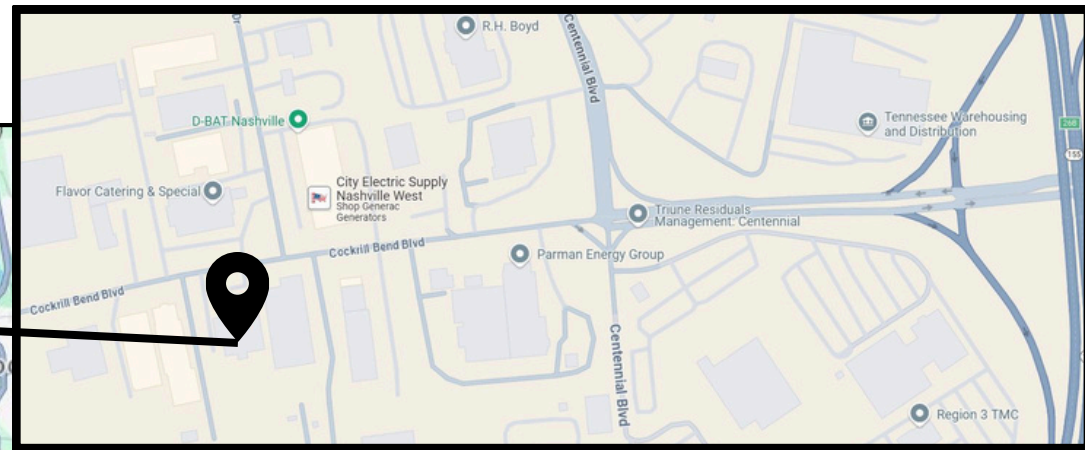
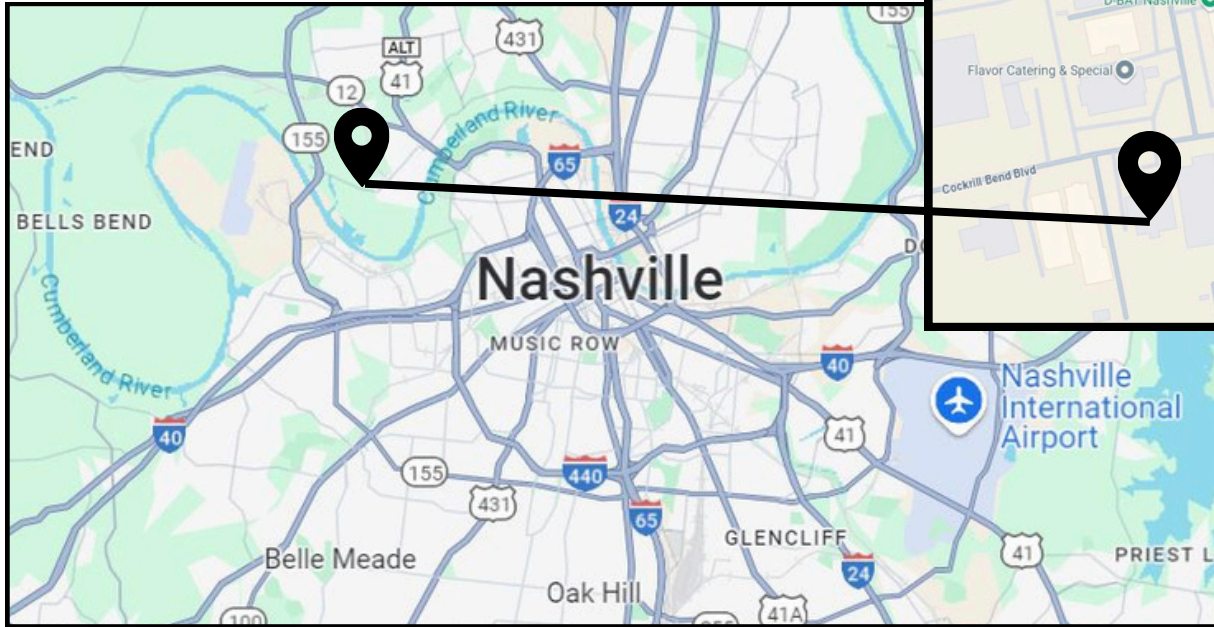


# FLOOR PLAN





# LOCATION



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

# AERIAL

