

SALE OR LEASE

±15,000 SF Available

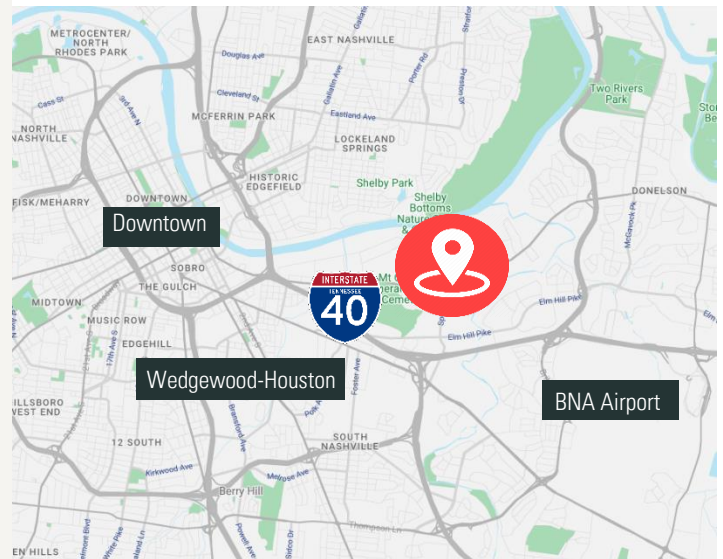
Industrial Leasing Opportunity near the Nashville International Airport

199 Spence Lane, Nashville, TN 37210



HIGHLIGHTS

- ±15,000 SF Warehouse
- Zoned Cs (Commercial Service)
- Sale Price: \$3,495,000
- Lease Rate: \$12/ SF NNN
 - Operating Expenses: \$1.93/SF
- ±4,500 SF Office (newly renovated)
- (6) Restrooms
- (31) Striped parking spots
- 16' Clear height
- 13' Eave height
- Fully sprinklered building
- Gas heated warehouse
- (1) 8' x 8' Dock door with loading platform
- (1) 10' x 10' Drive-in door
- (1) 12' x 10' Dock door
- (3) 12' x 10' Drive-in doors
- Prime location minutes from the Nashville International Airport
- Convenient access to Briley Pkwy (±2.4 miles)
- ±3.1 Miles to I-40 on/off ramp
- ±3.8 Miles to downtown Nashville



Reid Mangelsdorf
Hamilton Young
C: 615.712.0974
reid@hamiltonyoung.com

Jackson Paisley
Vice President
C: 931.644.0689
jpaisley@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Hamilton Young
198 E Main Street
Franklin, TN 37064
T: 615.472.1471

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Industrial Space

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Davidson County

CHARLES
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Brokerage • Management • Development



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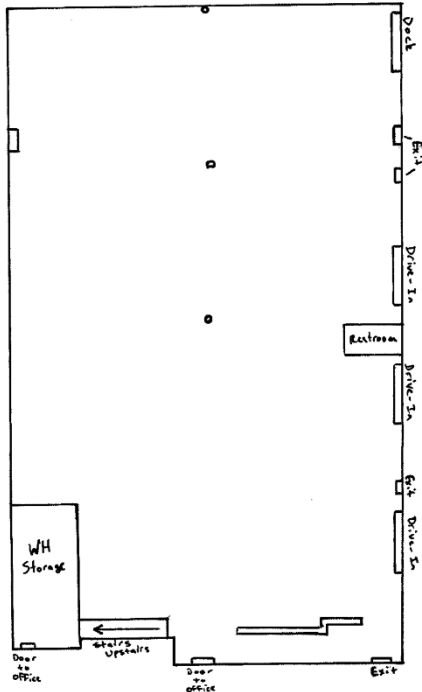
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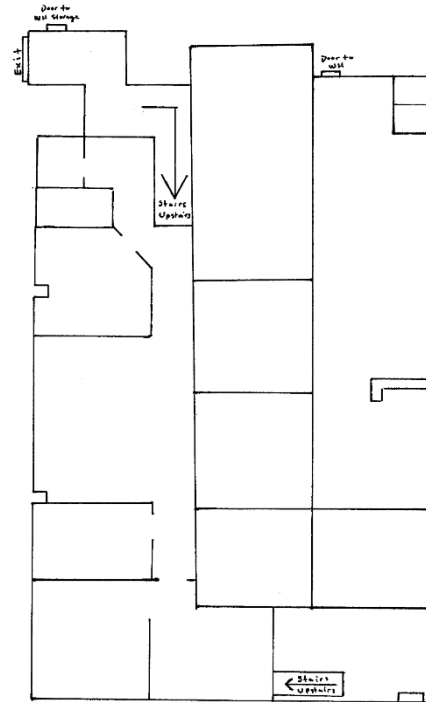


FLOOR PLANS

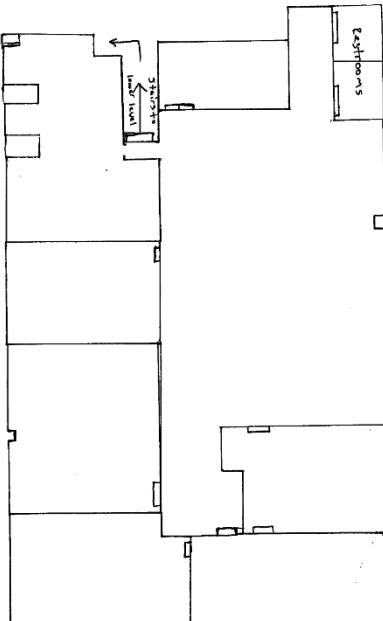
Front
Warehouse



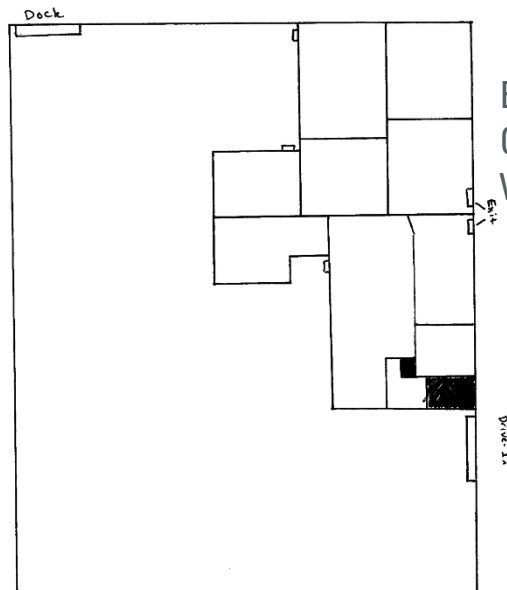
1st Floor
Offices



2nd Floor
Offices



Back
Office &
Warehouse



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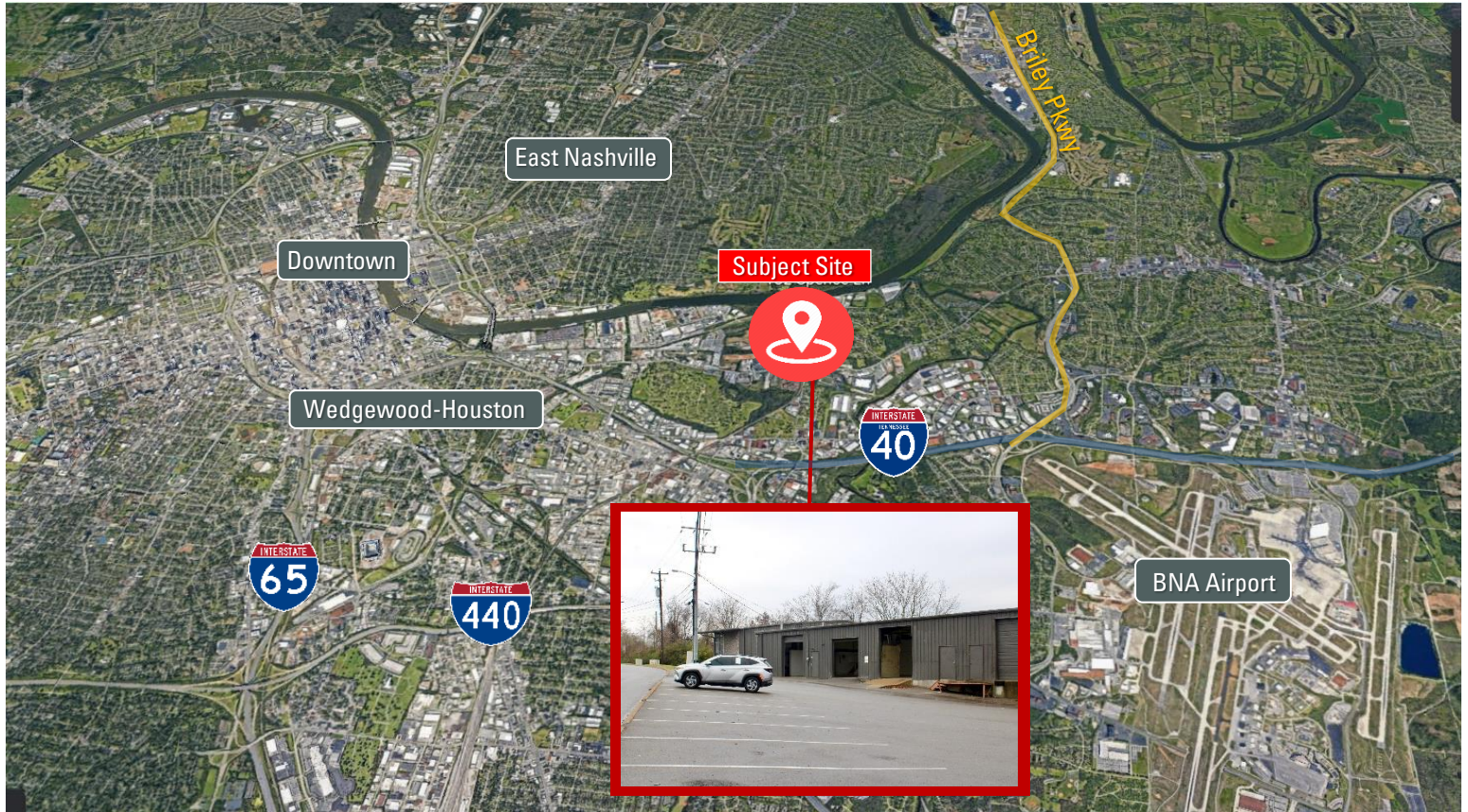
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