

FOR LEASE

±100,385 SF Available

Industrial Leasing Opportunity in Cockrill Bend

7235 Cockrill Bend Blvd, Nashville, TN 37209

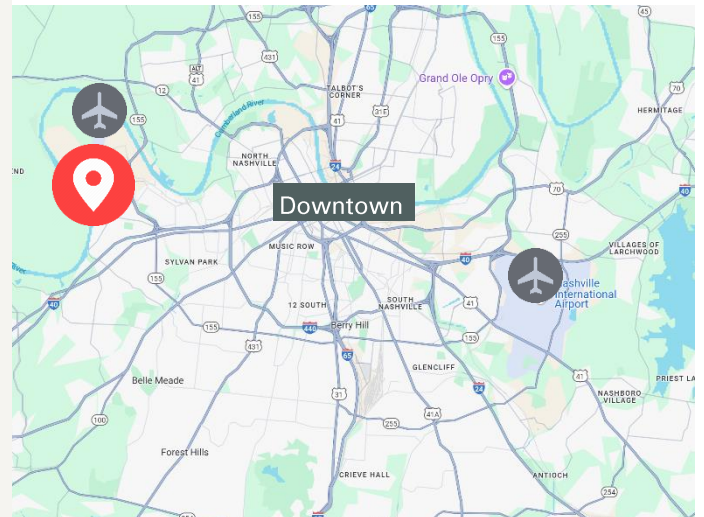


HIGHLIGHTS

- ±100,385 SF Available
- ±5,092 SF Office
- Lease Rate: Contact Brokers
- (6) Dock doors
- (2) Drive-in doors
- (2) Drive-in ramps
- (16) Trailer spots
- Zoned IR (Industrial Restrictive)
- Wet sprinkler system
- 1,600 Amp, 480/277-V, 3-phase, 4-wire electrical service
- 30' Clear height
- 45' x 45' Column spacing
- Located in Cockrill Bend
- Excellent access to Briley Pkwy and I-40
- Adjacent to the John C. Tune Airport

OPERATING EXPENSES

Taxes	\$0.50/SF
Insurance	\$0.14/SF
CAM	\$0.71/SF
Total	\$1.35/SF



Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

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Clancy Hoban, CCIM

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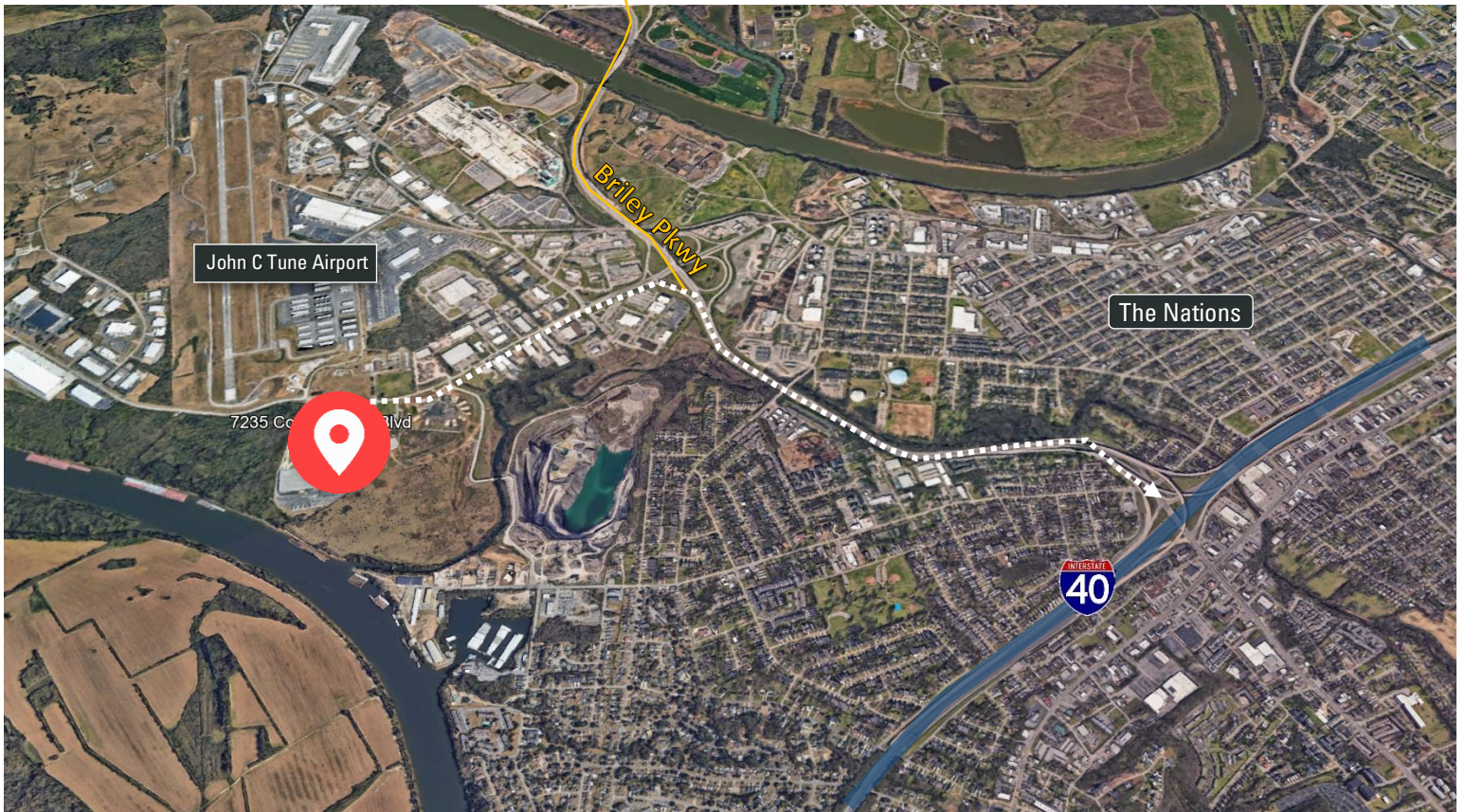
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Lease
±100,385 SF
Industrial Space

7235 Cockrell Bend Blvd
Nashville, TN 37209
Davidson County



CHARLES
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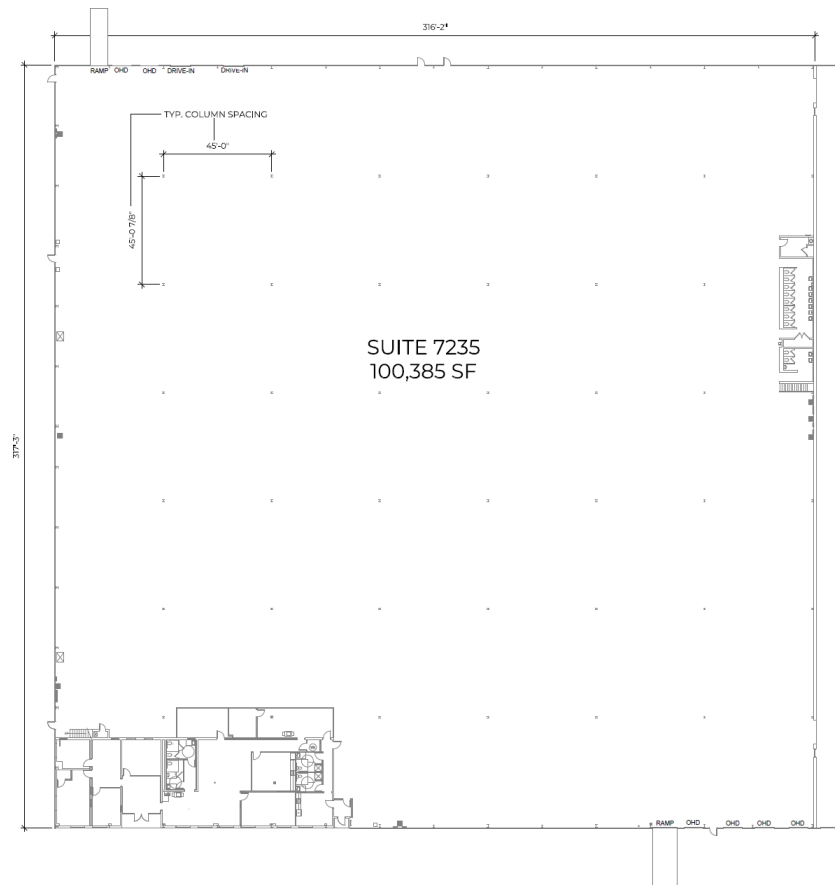
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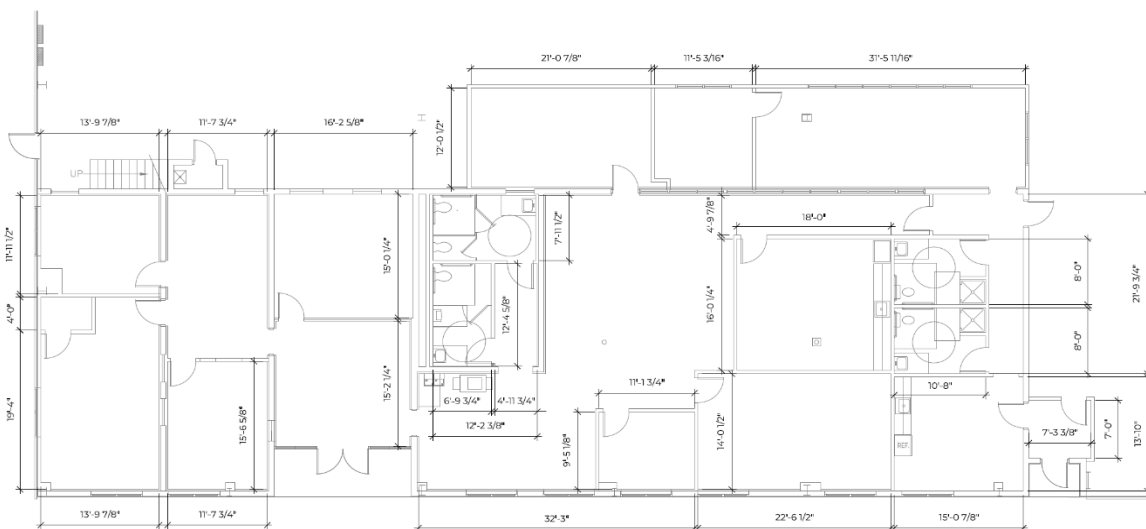


CHARLES
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MAIN FLOOR PLAN



OFFICE FLOOR PLAN



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