

FOR LEASE | INDUSTRIAL OUTDOOR STORAGE

6401 CENTENNIAL BLVD | ± 4.75 - 16.75 AC

FOUNDRY
COMMERCIAL



Manulife
Investment Management



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Easy Access to and Great Visibility from Briley Parkway
- 6 Miles West of Downtown Nashville
- 1 Mile From I-40 Interchange Offering Convenient Connectivity Throughout the MSA

LOT 2



LOT OVERVIEW

- 6.00± Acres
- 10,000 SF Warehouse
- 1,000 SF Office

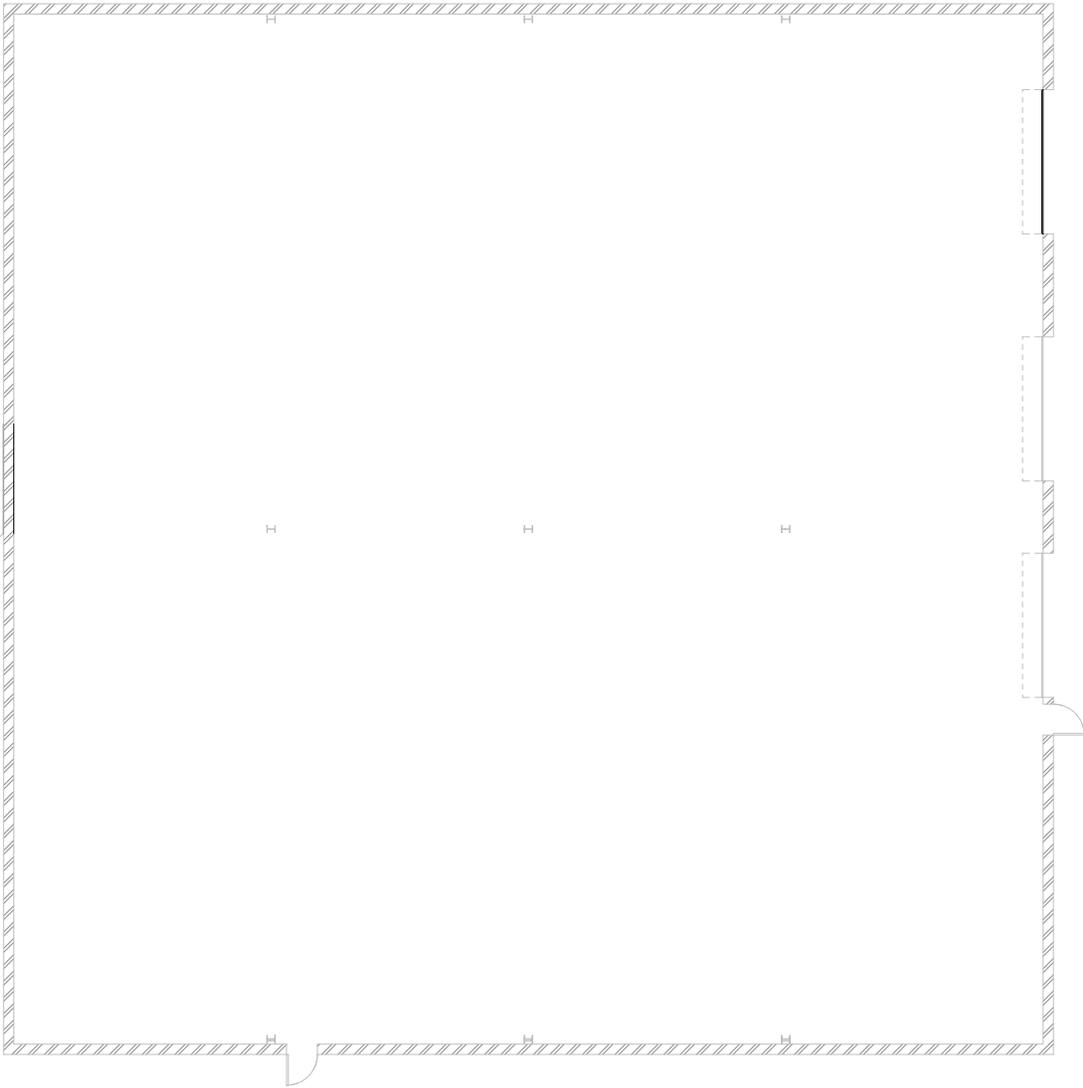
RECENT IMPROVEMENTS

- Newly Renovated Buildings
- 3 Drive-In Bays (14' x 14')
- New Fencing, Gates, Lighting Available
- Improved Gravel Yard

CLEAR HEIGHT

- Peak 23'3"
- Low 19'

LOT 2



LOT 3

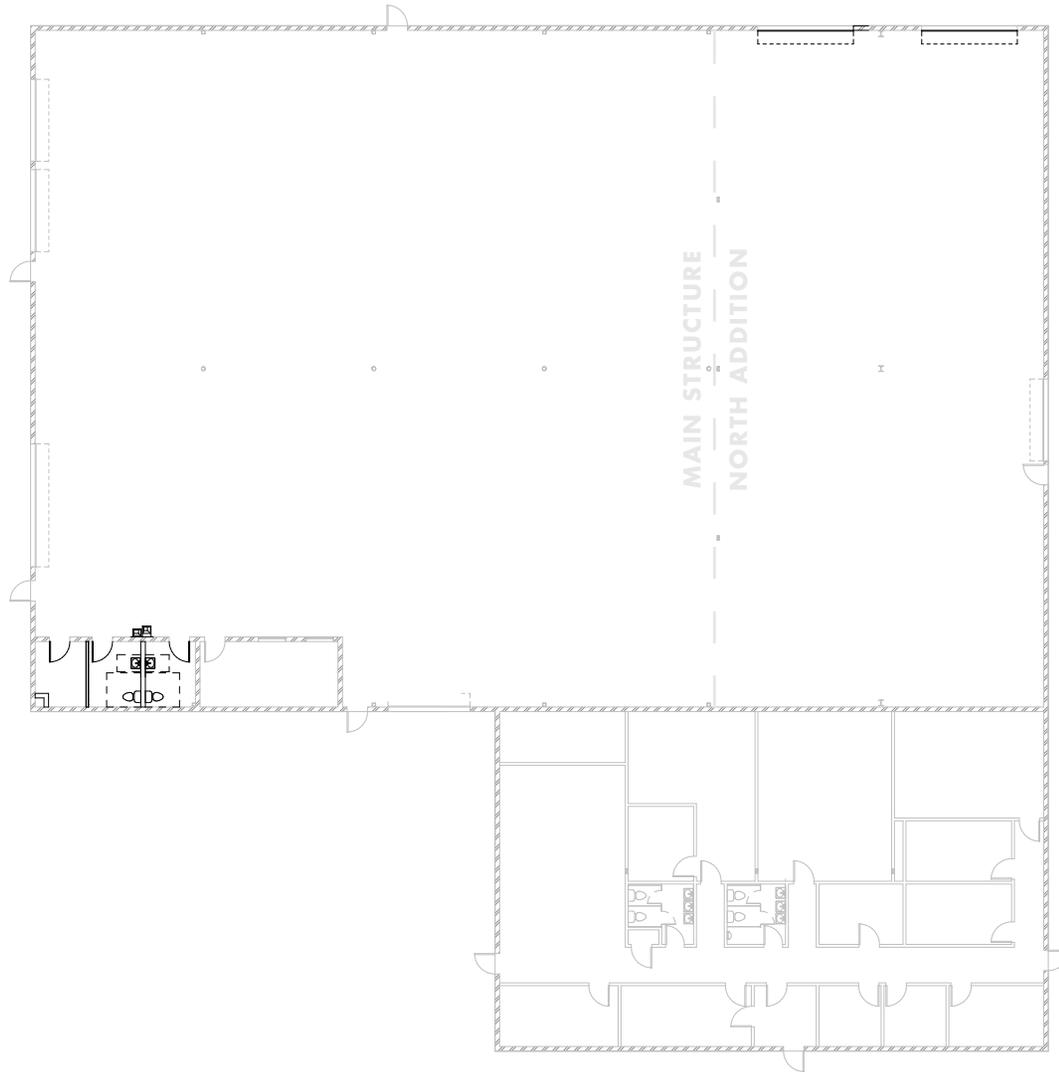


LOT OVERVIEW

- 6.00± Acres
- 15,000 SF Warehouse
- 4,050 SF Office

RECENT IMPROVEMENTS

- Fully Renovated Warehouse, Office, and Restrooms including Roof in progress
- 5 Drive-In Bays
- New Fencing, Gates, Lighting Available
- New Gravel Improvements



MAIN STRUCTURE

- Clear Height
 - Peak 18'0"
 - Low 13'11"

NORTH ADDITION

- Clear Height
 - Peak 22'0"
 - Low 18'2"

LOT 4



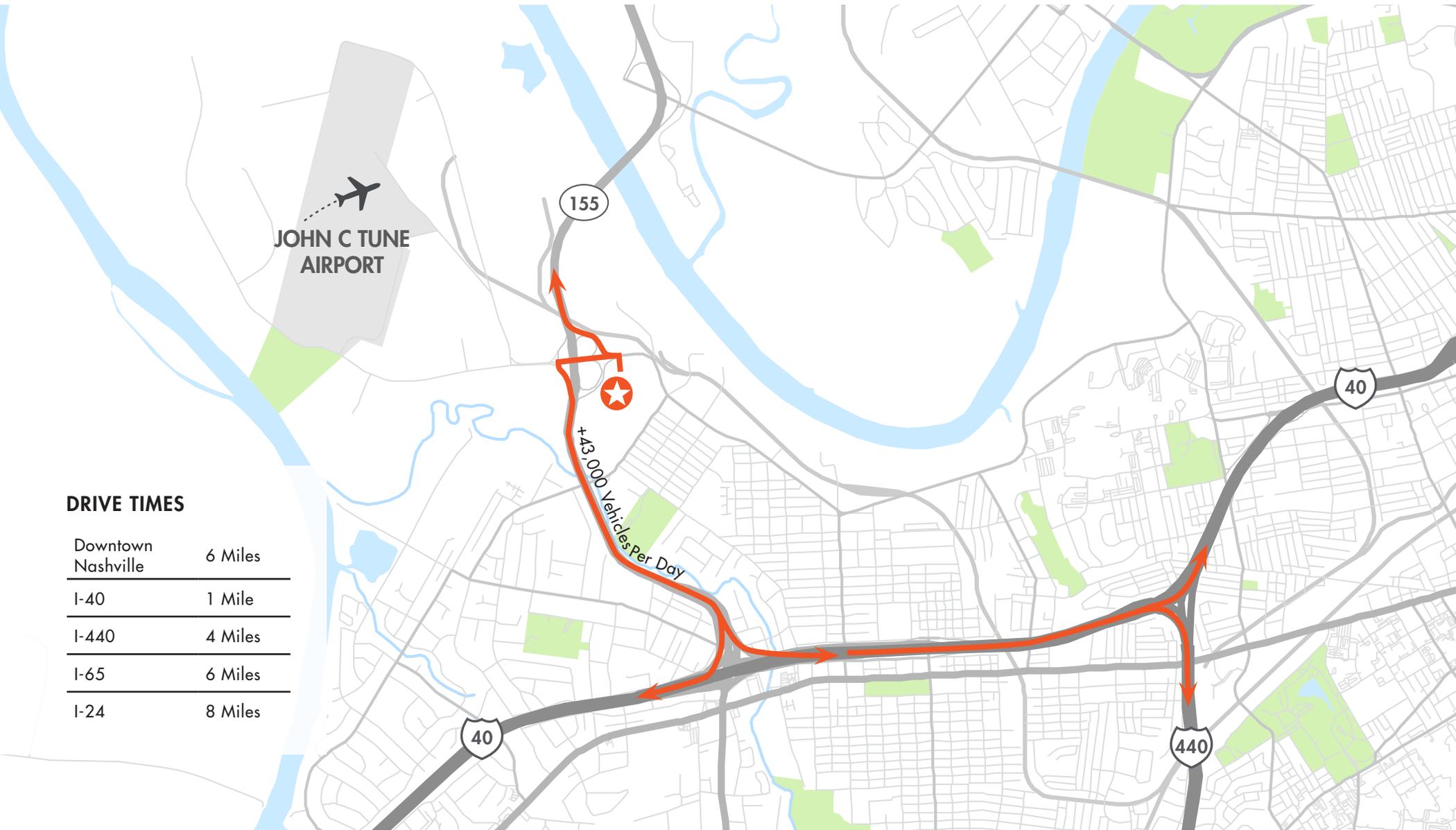
LOT OVERVIEW

- 4.75± Acres
- Pure Outdoor Storage
- Direct Access from Centennial Blvd

PLANNED IMPROVEMENTS

- Gravel Patching
- New Fencing
- New Lighting

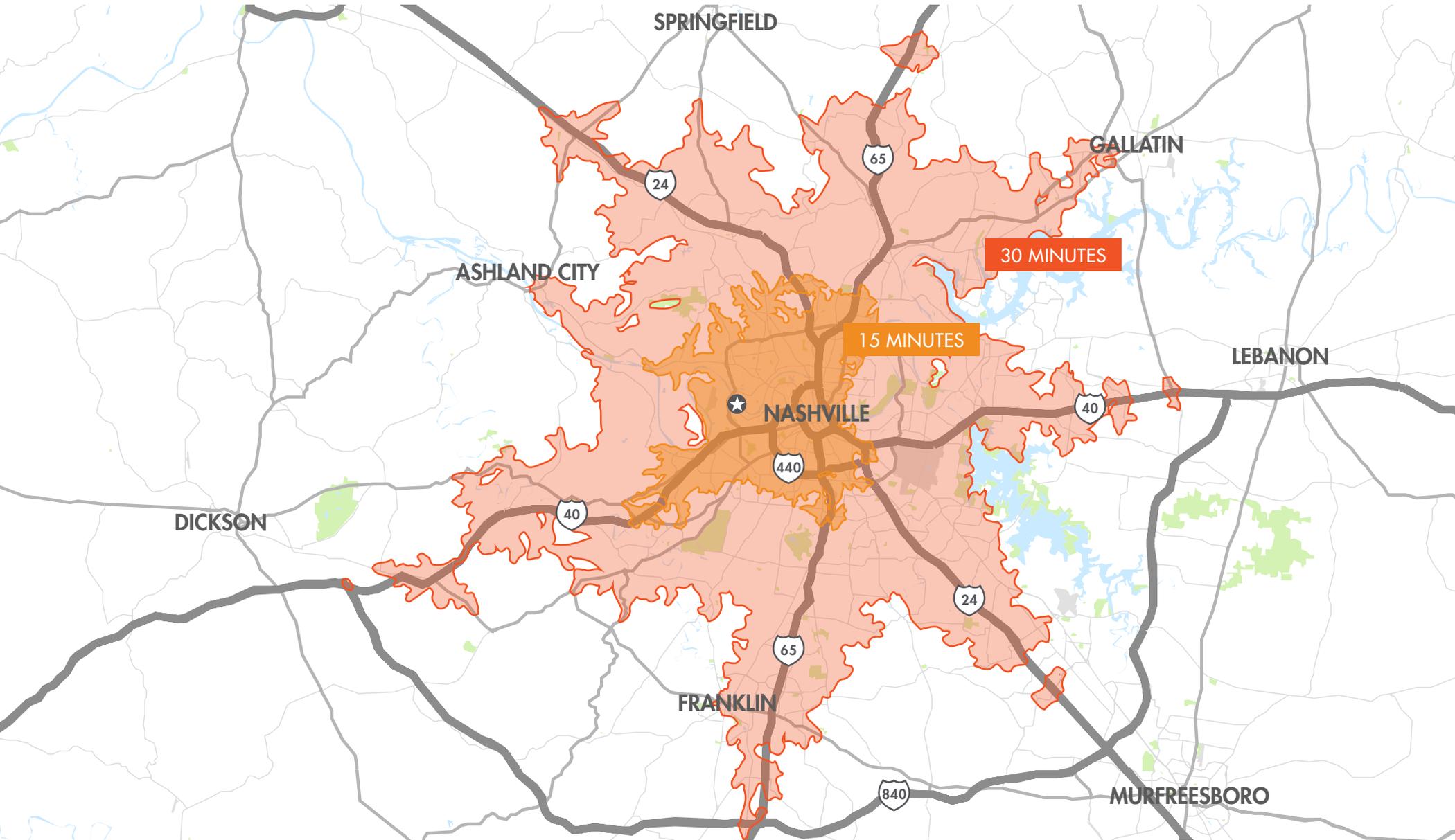
ACCESS MAP



DRIVE TIMES

Downtown Nashville	6 Miles
I-40	1 Mile
I-440	4 Miles
I-65	6 Miles
I-24	8 Miles

DRIVE TIME MAP



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