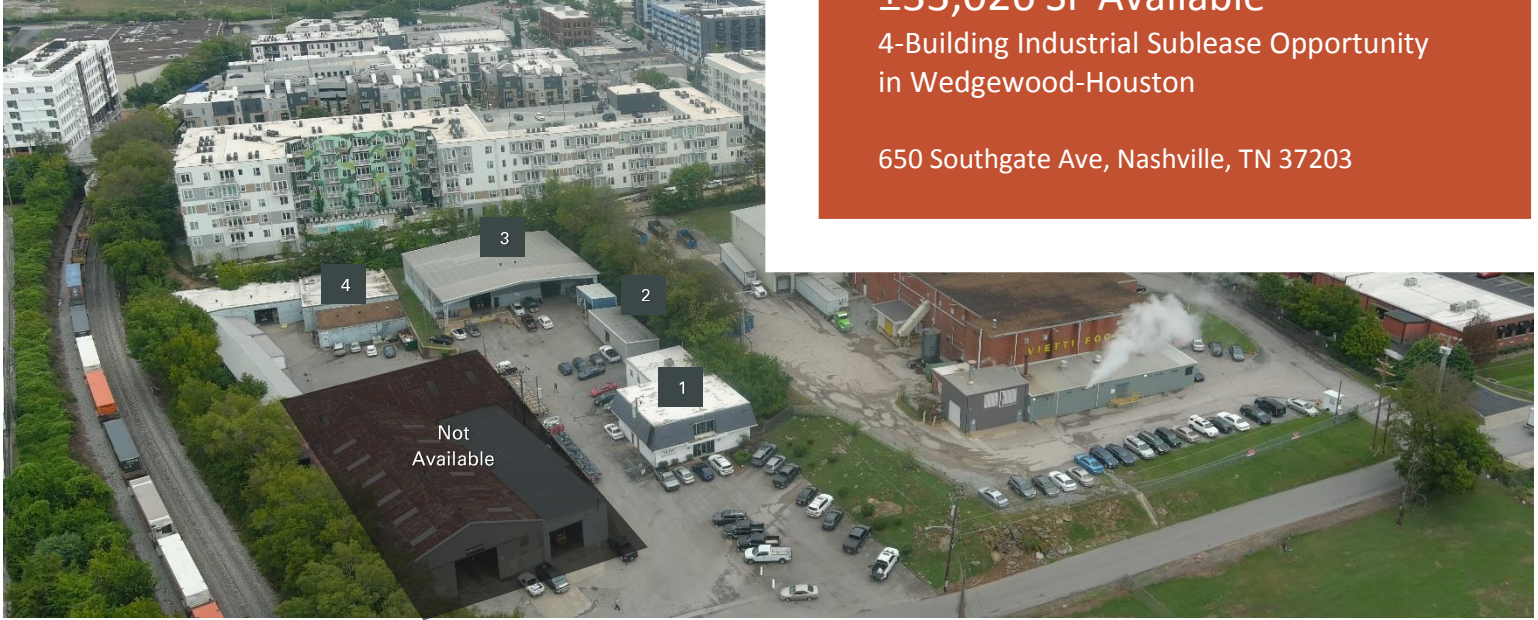


# SUBLEASE

±33,026 SF Available

4-Building Industrial Sublease Opportunity  
in Wedgwood-Houston

650 Southgate Ave, Nashville, TN 37203



## HIGHLIGHTS

- (4) Buildings Totaling ±26,524 SF
- Building 1:
  - ±7,136 SF Two-Story Office Building
- Building 2:
  - ±1,290 SF Warehouse Building
  - 10-12' Clear Height
  - (1) Dock Door
- Building 3:
  - ±8,330 SF
  - 18'-20' Clear Height
  - Clear Span
  - Minimal Office
  - Suspended Gas Warehouse Heaters
  - (1) 14' x 14' Drive-in Door
  - (1) 14' x 14' Door with Dock Loading Platform
- Building 4:
  - ±9,768 SF
  - ±1,500 SF Office/Sales Counter Space
  - (1) 12' x 10' Drive-in Door
  - (1) 14' x 12' Drive-in Door
  - 16' Clear Height
- ±6,502 SF of covered storage
- Prime Wedgwood-Houston location near the Fairgrounds and Berry Hill
- Convenient access to I-65 (less than 1 mile)
- Expected Availability Date of 2/1/2025
- Sublease Rate: \$7.50/SF NNN



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Davidson County

**CHARLES  
HAWKINS CO.**

### Building 1



### Building 2



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### Building 3



### Building 4



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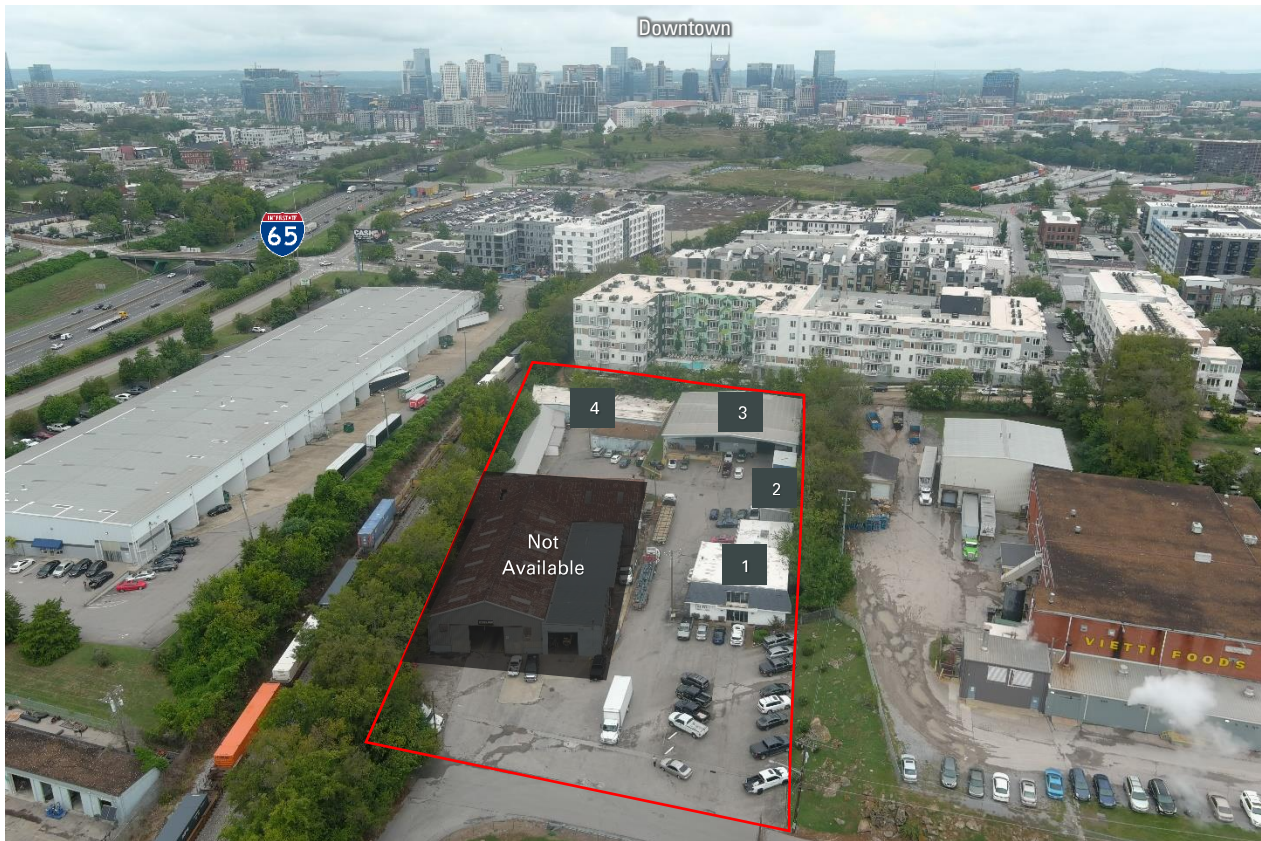
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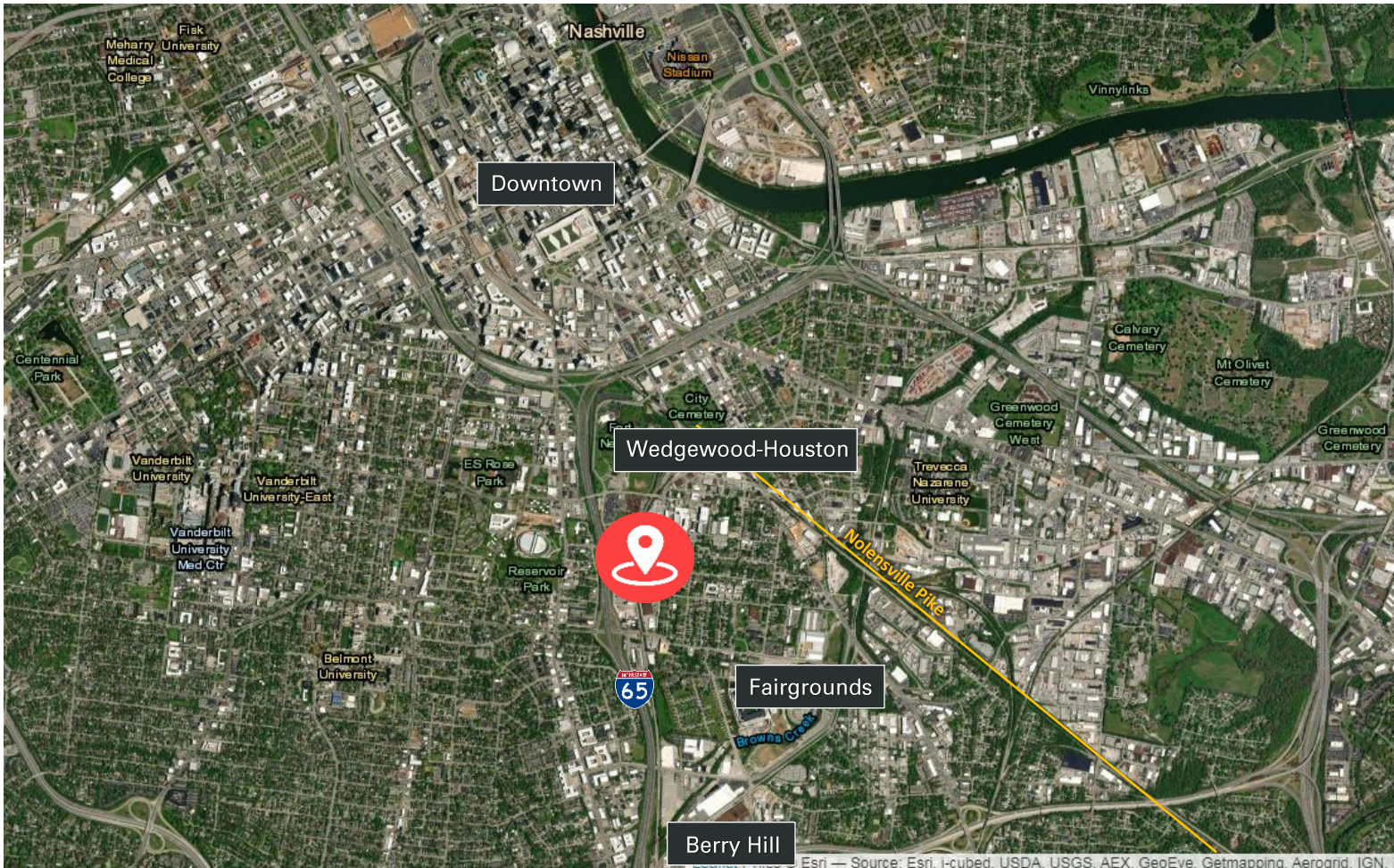
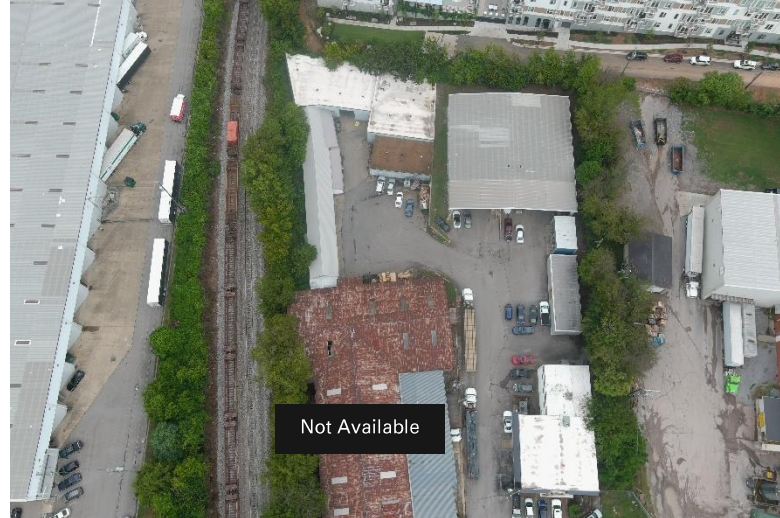
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