

FOR LEASE

±2,000 SF Available

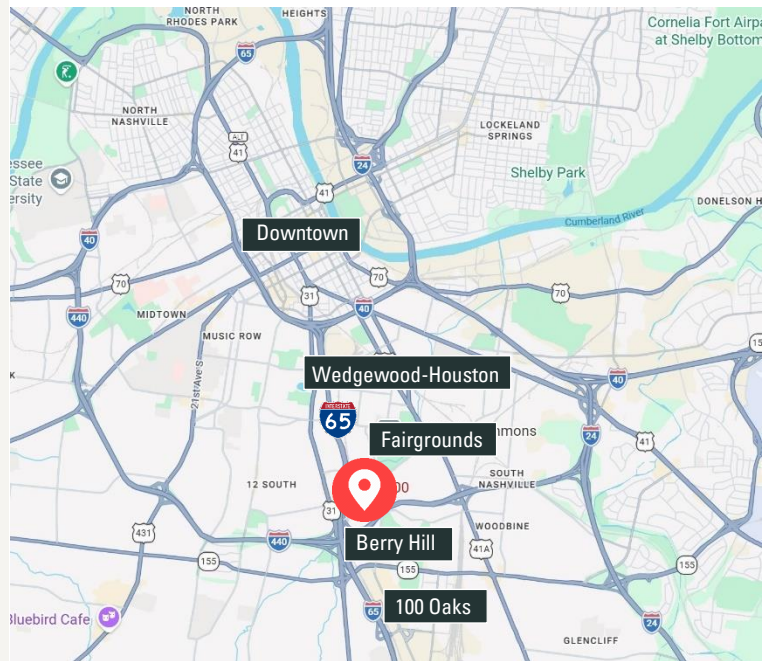
Commercial Space Available the Heart of
Berry Hill

2600 Fessey Park Road, Nashville, TN 37204



HIGHLIGHTS

- ±2,000 SF Commercial Space
- Lease Rate: Contact Brokers
- Sprinklered
- 3 Phase / 200 AMP / 120/280 V
- Ceiling Height: 13' Eave; 19' Center
- Strategically positioned in Berry Hill
- 8th & Berry community is directly adjacent to the property
- In close proximity to the Fairgrounds and GEODIS Park
- Located in District 6 (Bransford District) of the Berry Hill Zoning Ordinance
 - Please see link below for approved uses:
<https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bidId=>
- ±3.6 Miles from Downtown Nashville
- Convenient Access to I-440 / I-65



Tee Patterson, SIOR

First Vice President

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Jake Morris

Senior Vice President

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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Drive, Suite 100

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T: 615.256.3189

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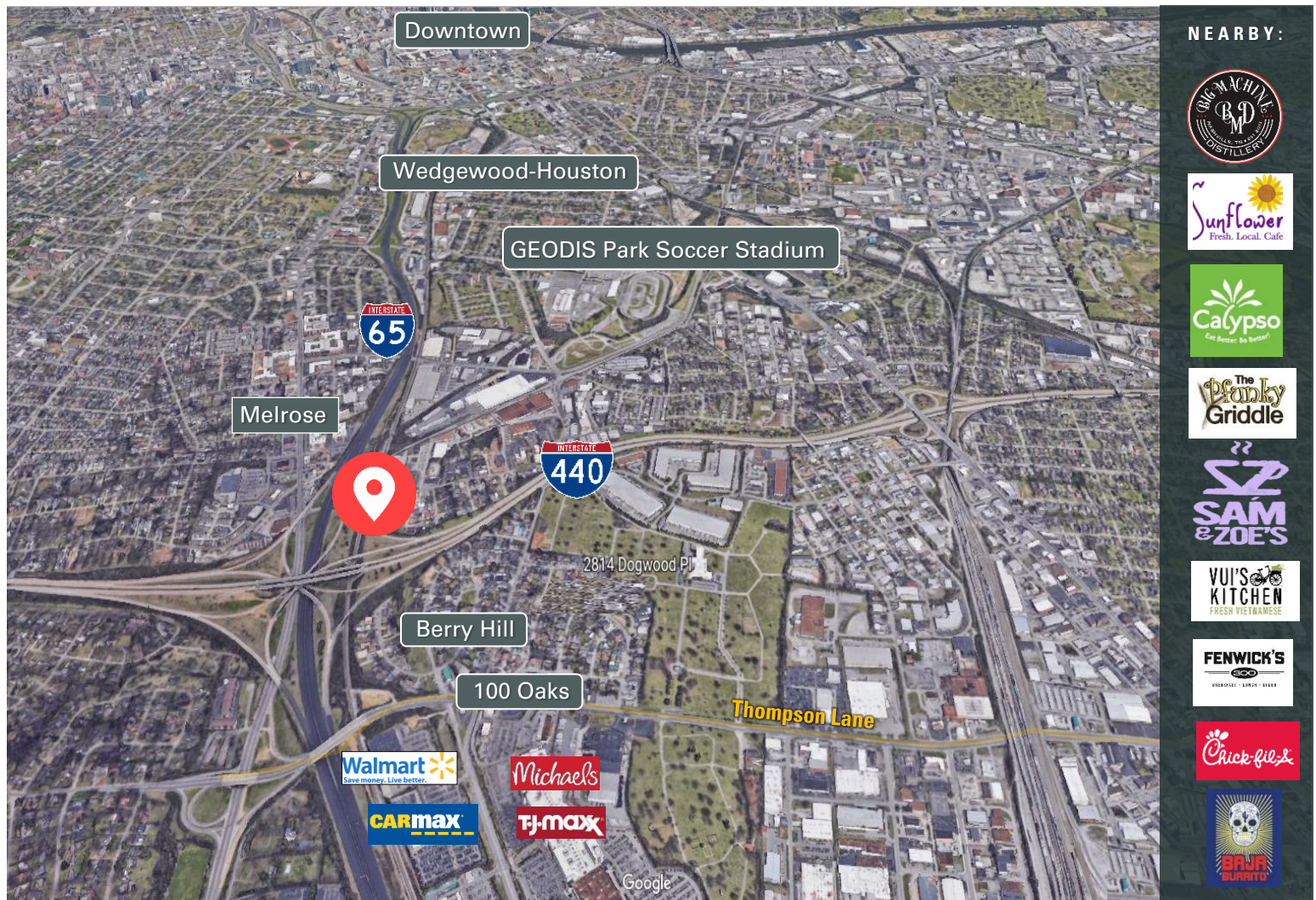
2600 Fessey Park Rd
Nashville, TN 37204
Davidson County

CHARLES
HAWKINS CO.

STRATEGIC BERRY HILL LOCATION — MINUTES FROM DOWNTOWN

Prime Berry Hill / Melrose Position – The property is situated within the established Berry Hill commercial district, surrounded by a diverse mix of creative, service, retail, production, and industrial-oriented businesses.

Close to 8th Avenue South – Fessey Park Road provides convenient access to the 8th Avenue South corridor, one of South Nashville's established commercial arteries, connecting tenants to surrounding neighborhoods, retail, restaurants and employment centers.



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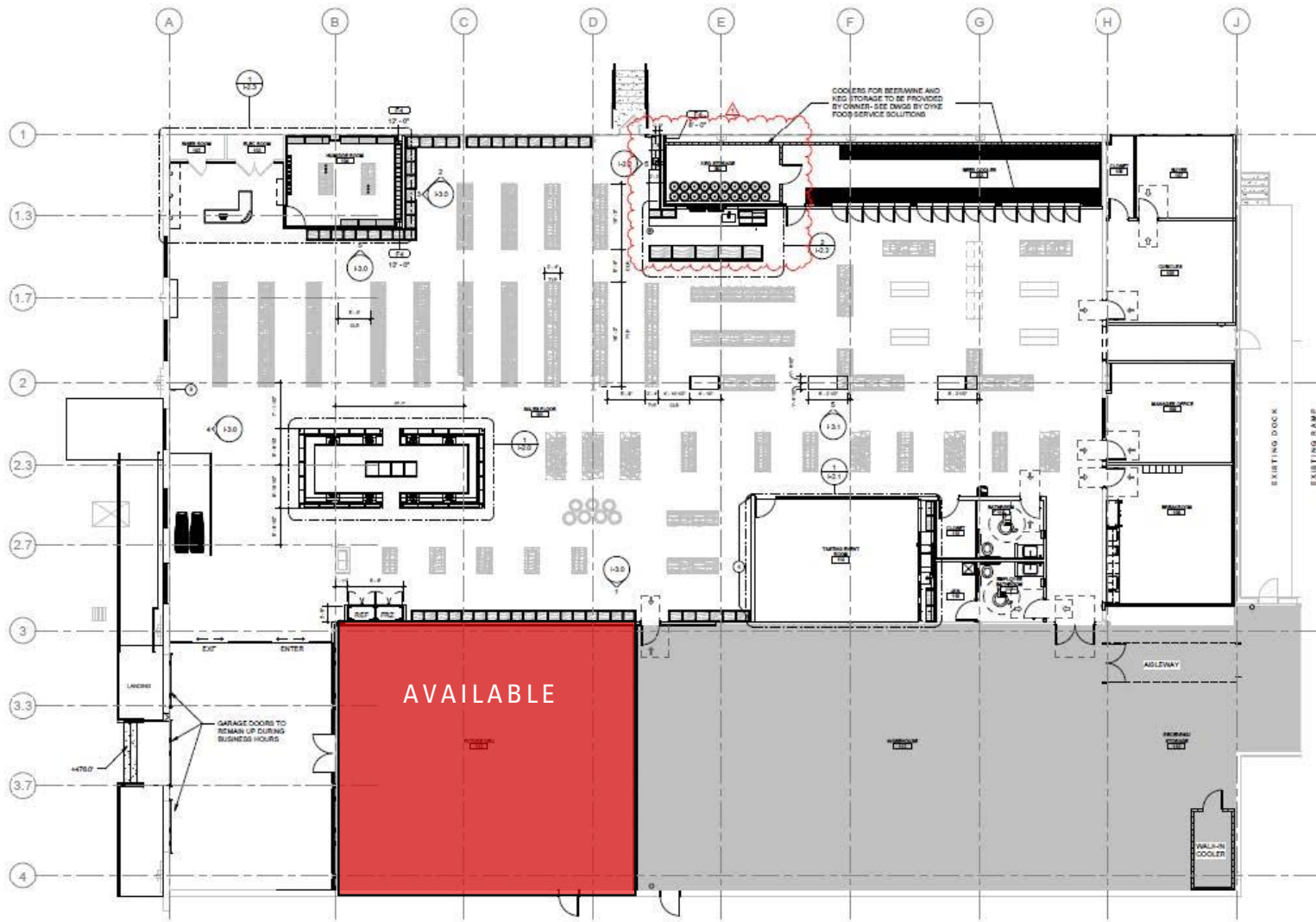
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FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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