

FOR LEASE

±35,020 SF Available

Industrial Space for Lease in 100 Oaks

114 Powell Place, Nashville, TN 37204



HIGHLIGHTS

- ±35,020 SF Available
- ±3,300 SF Office
- Lease Rate: \$15.95/SF NNN
- Available December 2026
- Clear Height: 22'10" - 25'10"
- Column Spacing: 28' x 58'
- LED Lights
- (5) Dock Doors
- (1) Ramped Drive-in Door
- Prime location in 100 Oaks
- Site provide immediate access to I-65 on/off ramp



2026 ESTIMATED OPERATING EXPENSES

Taxes	\$1.34/SF
Insurance	\$0.24/SF
CAM	\$0.28/SF
Management Fee	3.5% of Base Rent

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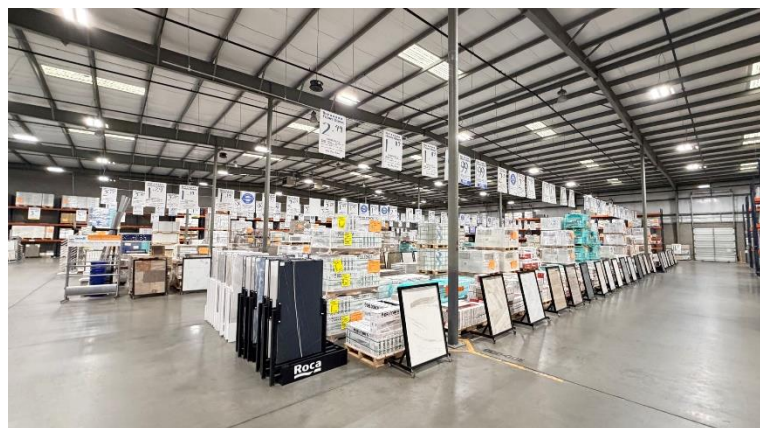
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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114 Powell Place
Nashville, TN 37204
Davidson County

CHARLES
HAWKINS CO.

PROPERTY PHOTOS



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PROPERTY AERIAL



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