

# FOR LEASE

±43,800 SF Available

Industrial Space in the Sidco Drive/Powell Ave  
Corridor

3332 Powell Avenue, Nashville, TN 37204



## HIGHLIGHTS

- ±43,800 SF
- ±8,669 SF Office
- Lease Rate: \$9.25/SF NNN
- Zoned: IR (Industrial Restrictive)
- 18' Clear height
- (6) Loading doors
  - (5) 7.5'x 10' dock high doors
  - (1) Modified box truck door
- Sprinklered
- 800 Amps 208v electrical service
- 3 Phase power
- Suspended gas warehouse heaters
- 50' x 35' column spacing
- Prime location in 100 Oaks
- Located 1 mile from Armory Drive/I-65 on-ramp



**Tee Patterson, SIOR**  
First Vice President  
O: 615.345.7229  
tpatterson@charleshawkinsco.com

**Hi Lewis, SIOR**  
First Vice President  
O: 615.345.7230  
hilewis@charleshawkinsco.com

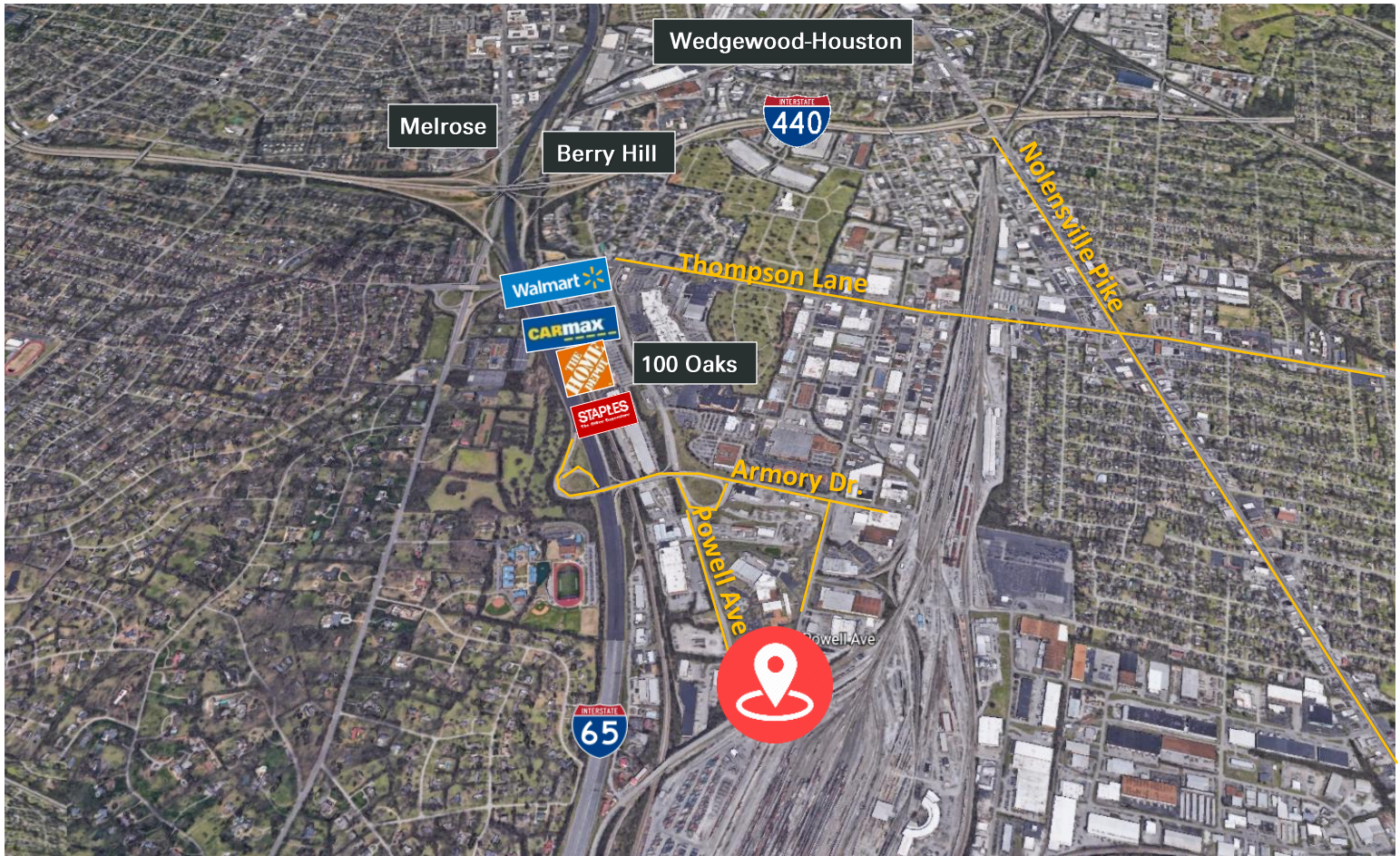
**Charlie Hawkins**  
Vice President  
C: 615.496.2341  
chawkins@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

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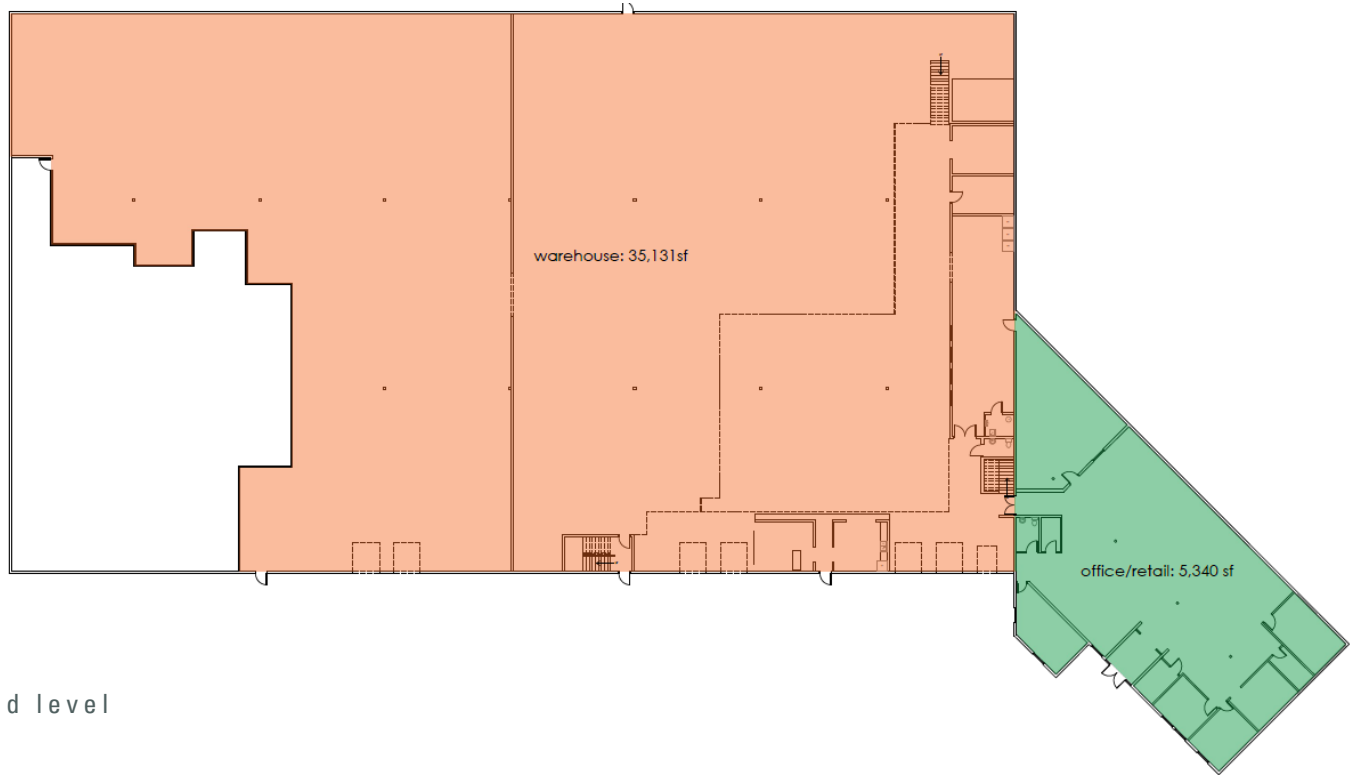
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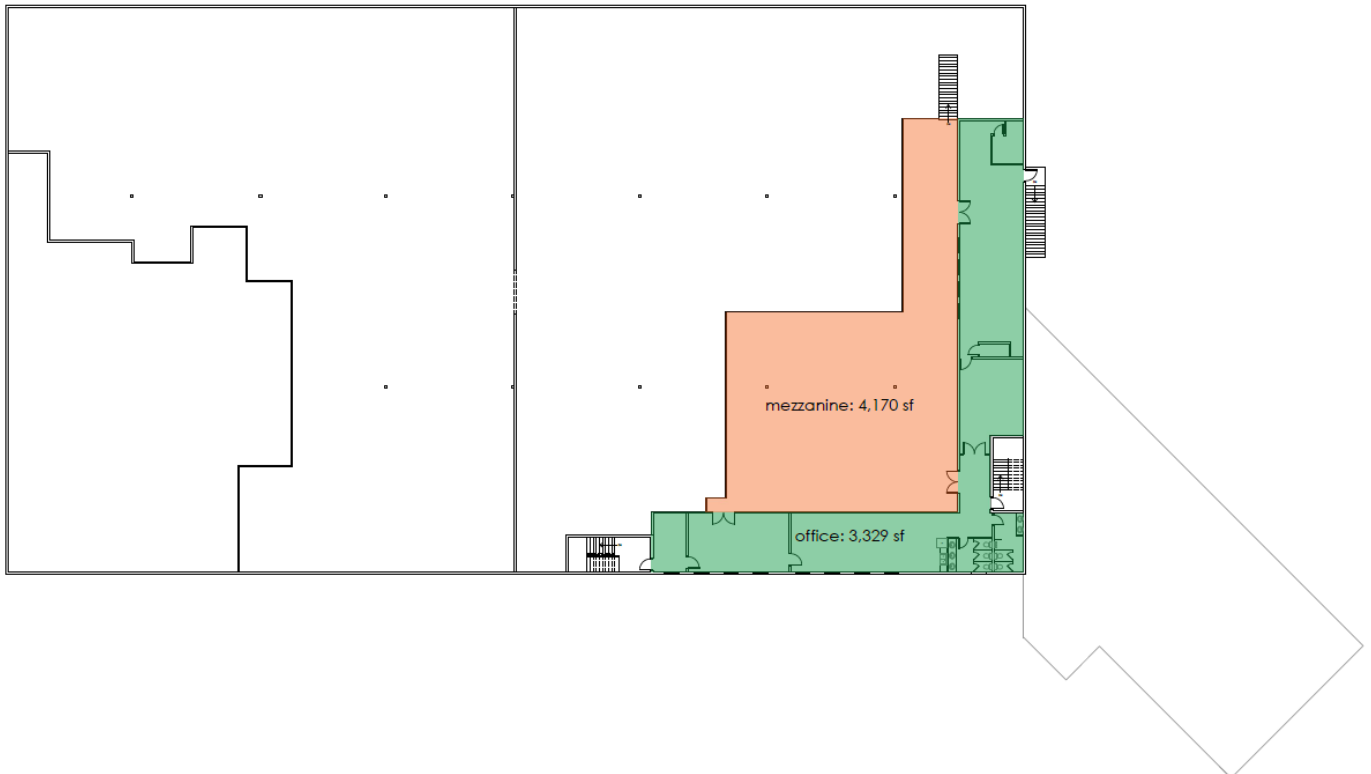
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## FLOOR PLANS

### Main level



### 2nd level



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