

CUMBERLAND
INDUSTRIAL
PARK

FOR
LEASE

NEW Class A Industrial Park
Move-In Ready
35,000 SF

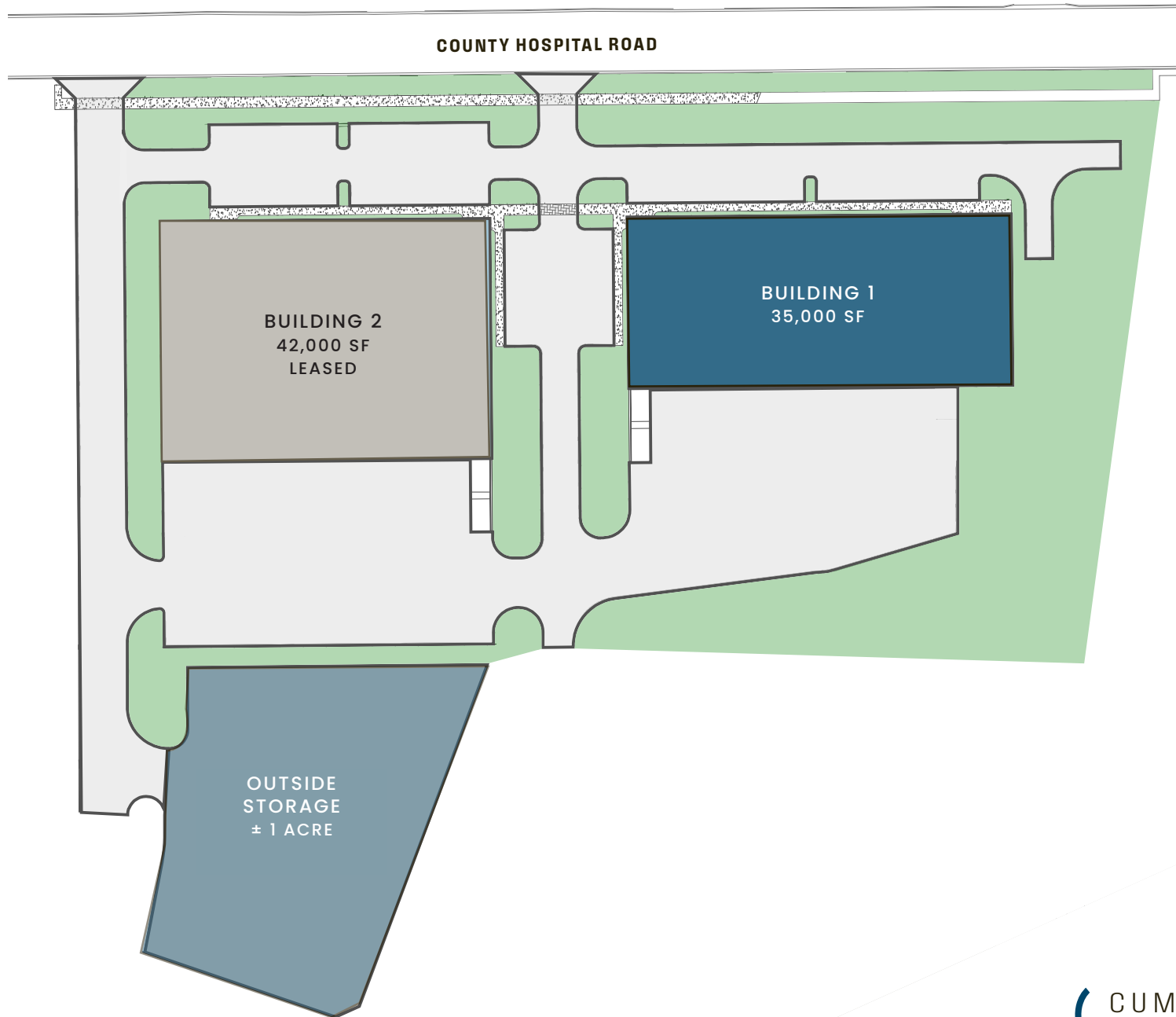


1600 COUNTY HOSPITAL ROAD | NASHVILLE, TN 37218

PROPERTY HIGHLIGHTS

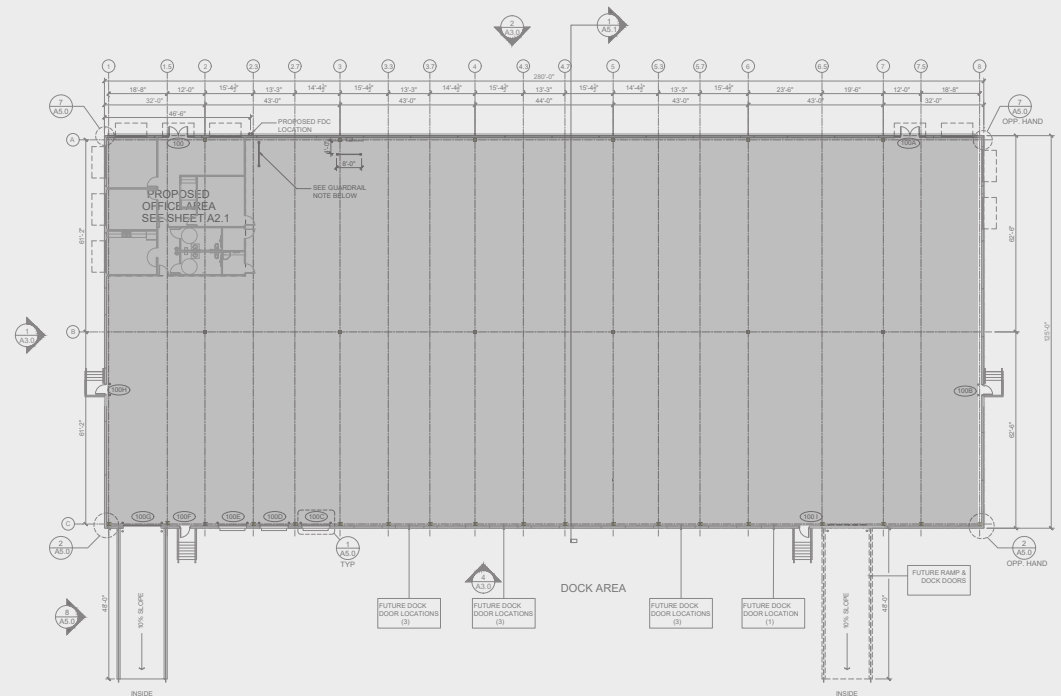
- Brand New Class A Industrial Park
- Move-In Ready
- 35,000 SF Available
- ± 1 Acre Outside Storage Available
- 2 x (400) Amp Service Per Building
- ESFR Sprinklers
- 60 Mil TPO Roof Membrane
- Concrete Tilt Up Construction





BUILDING ONE

- 35,000 SF
- 28' - 30'6" Clear Height
- 2,000 SF Office Space
- Three (3) 9' x 10' Docks (10 Additional Knockout Panels)
- One (1) 12' x 12' Ramped Drive-In Door
- Single Column Line 62'6" x 43' Spacing
- Concrete Tilt Up Construction
- 130' Truck Court Depth





BUILDING 1
35,000 SF

LEASED

OUTDOOR
STORAGE
±1 ACRE



LOCATION OVERVIEW

- 1.4 Miles to Briley Pkwy
- 3.3 Miles to I-65
- 3.9 Miles to I-40
- 4.1 Miles to I-24
- 4.8 Miles to John C. Tune Airport
- 5.4 Miles to Downtown Nashville
- 12.4 Miles to Nashville International Airport



A stylized map of the United States with state boundaries outlined in white. A dark blue rectangular box is positioned over the central United States, containing the text 'CUMBERLAND INDUSTRIAL PARK' in white. A thin blue line extends from the bottom of this box, ending in a small blue dot over the state of Tennessee, which is highlighted in a medium blue color. A thick, dark blue diagonal bar runs from the top right towards the bottom left, partially obscuring the map.

REGIONAL OVERVIEW

- Nashville's accessibility is unmatched with the convergence of three major interstates (I-24, I-40, and I-65) within the city
- An estimated 72% of the United States population can be reached by 2-day ground delivery
- Approximately half of the United States population resides within a 650-mile radius of Nashville/Davidson County, with over 12 million people living within a 2.5-hour drive
- Around 75% of major United States markets are accessible within a 2-hour flight

CUMBERLAND INDUSTRIAL PARK

CONTACT US

Madison Wenzler
RealSite Commercial
m 615.390.7941
mwenzler@realsitecommercial.com

Ronnie Wenzler, SIOR
RealSite Commercial
m 615.414.8094
rwenzler@realsitecommercial.com

Charlie Taylor
RealSite Commercial
m 404.358.5912
ctaylor@realsitecommercial.com

Michael Havens, CCIM
Havens Commercial
m 615.939.3162
mike@havenscommercialtn.com

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