



For Sale or Lease

71,116 SF Total on 4.46 AC
Industrial Warehouse & Office Space

190 River Hills Drive

Nashville, Tennessee 37210

Michael Havens, CCIM

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Madison Wenzler

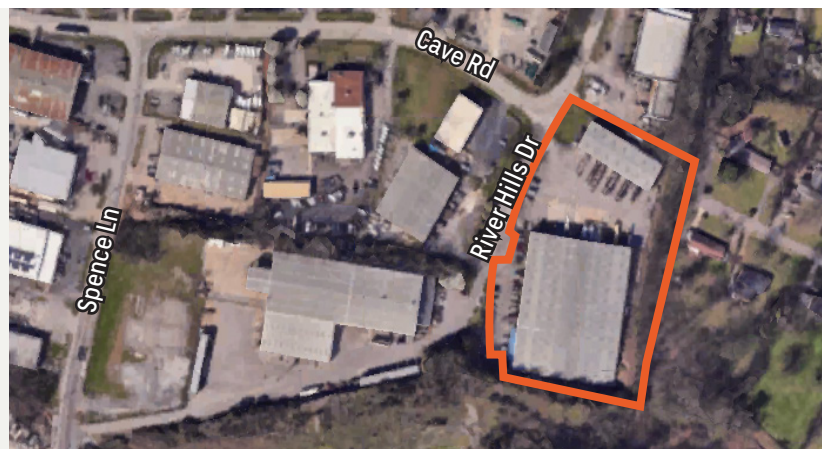
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PROPERTY HIGHLIGHTS

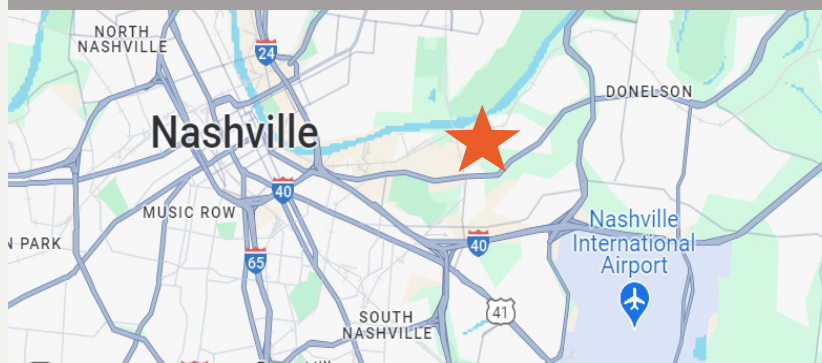
- + AVAILABLE APRIL 1, 2025
- + 71,116 SF TOTAL ON 4.46 ACRES
 - Main Building: 60,616 SF
 - Detached Storage Building: 10,500 SF
- + OUTSIDE STORAGE
- + FINISHED OFFICE SPACE, SHOWROOM WITH SALES COUNTER, TRAINING / PRODUCTION ROOM
- + ZONED IWD
- + CLOSE PROXIMITY TO I-40 & I-24
- + 5.6 MILES TO NASHVILLE INTERNATIONAL AIRPORT
- + 4.5 MILES TO DOWNTOWN NASHVILLE
- + CONTACT BROKER FOR PRICING



4.5 MILES
to Downtown Nashville

5.6 MILES
to Nashville Airport

1.7 MILES
to I-40/I-24 Interchange





MAIN BUILDING:

- + **60,616 SF**
 - 5,700 SF Training / Production room
 - 100% HVAC
 - One (1) 14'x12' Exterior Drive-In Door
 - One (1) 10'x10' Interior Drive-In Door
 - 3,000 SF Showroom/Sales Counter
 - Multiple Private Offices
- + **18'-24' CLEAR HEIGHT**
- + **20' X 60' COLUMN SPACING**
- + **BLOCK AND METAL CONSTRUCTION**
- + **SIX (6) DOCK LOADING POSITIONS WITH COVERED EXTERIOR PLATFORM**
 - Three (3) 8'x10' Dock Doors
 - Three (3) 12'x10' Dock Doors
- + **ONE (1) RAMPED INTERIOR DRIVE-IN DOOR**
- + **ONE (1) INTERIOR DOCK POSITION**
- + **7.5 TON CRANE AND CRANEWAY**
- + **MOTION DETECT LIGHTING**
- + **3 PHASE 600 AMP POWER**
- + **FULLY SPRINKLERED**
- + **GAS HEAT**



DETACHED STORAGE BUILDING:

- + 10,500 SF WAREHOUSE SPACE
- + SEVEN (7) 12'X14' DRIVE-IN DOORS
- + 18' - 22' CLEAR HEIGHT
- + CLEARSPAN





REALSITE
COMMERCIAL

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71,116 SF Total Space

4.46 AC Lot Size

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