



FOR SALE OR LEASE

NASHVILLE, TENNESSEE

1004 Old Tree Ct

RARE OCCUPIER OR INVESTOR PURCHASE
OPPORTUNITY: **9,460 SF FLEX BUILDING**

Will Smith, CPA
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Colliers

OFFERING DETAILS

ADDRESS 1004 Old Tree Court, Nashville, TN 37210

BUILDING AREA	Office:	1,600 SF
	Production Area:	6,060 SF
	Warehouse:	1,800 SF
	Total:	9,460 SF

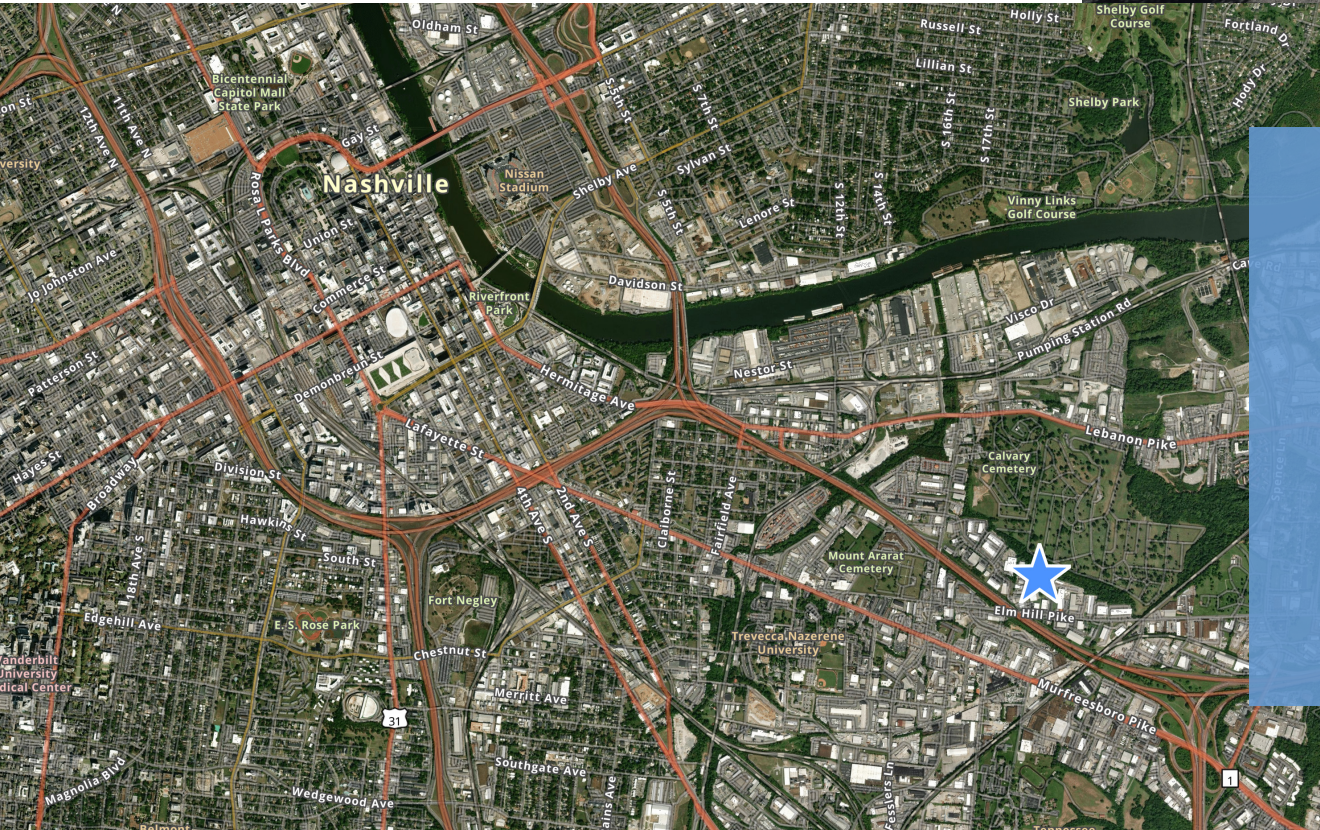
SITE ACREAGE .75 Acres

ZONING IWD

ASKING PRICE \$2,100,000

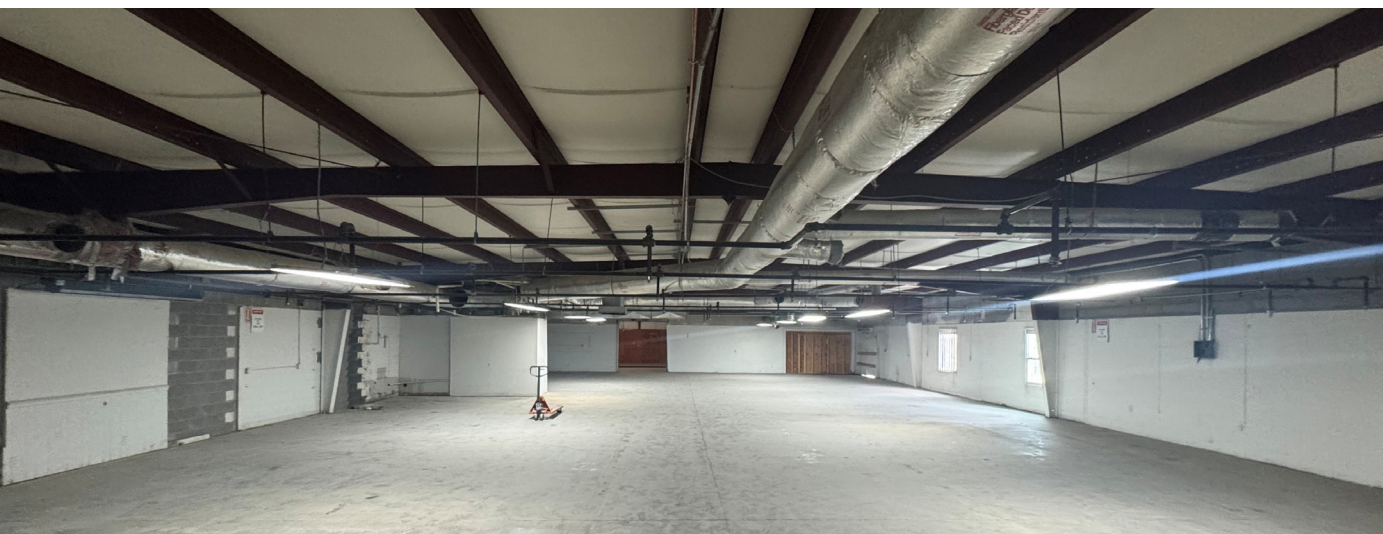
LEASE RATE \$18.00/SF/YR NNN

OPEX (est.) \$2.45/SF/YR



FEATURES

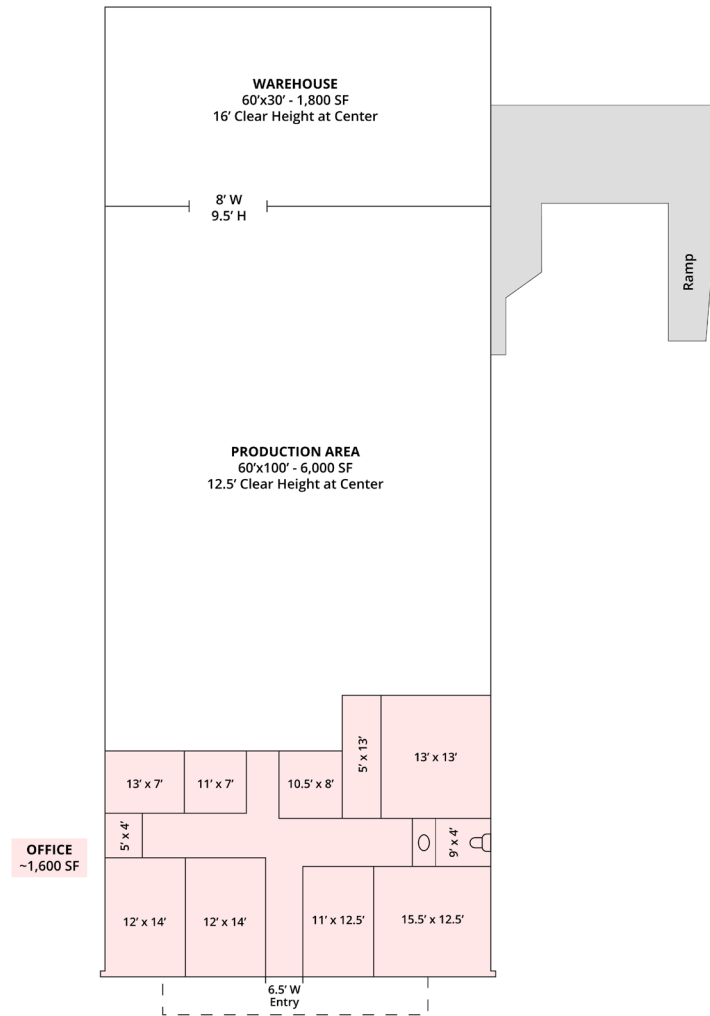
- Freestanding industrial building with wide application of approved uses.
- Loading Platform with (2) dock positions and ramp access
- Excellent location along Elm Hill Pike with easy access to I-24, I-40, Briley Parkway and Nashville International Airport.
- Sprinklered production area



FLOOR PLAN

DILIGENCE MATERIALS IN SELLER'S POSSESSIONS:

- Alta Survey (2021)
- Environmental Phase I Survey (2021)
- Comprehensive Independent Appraisal (2022)





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