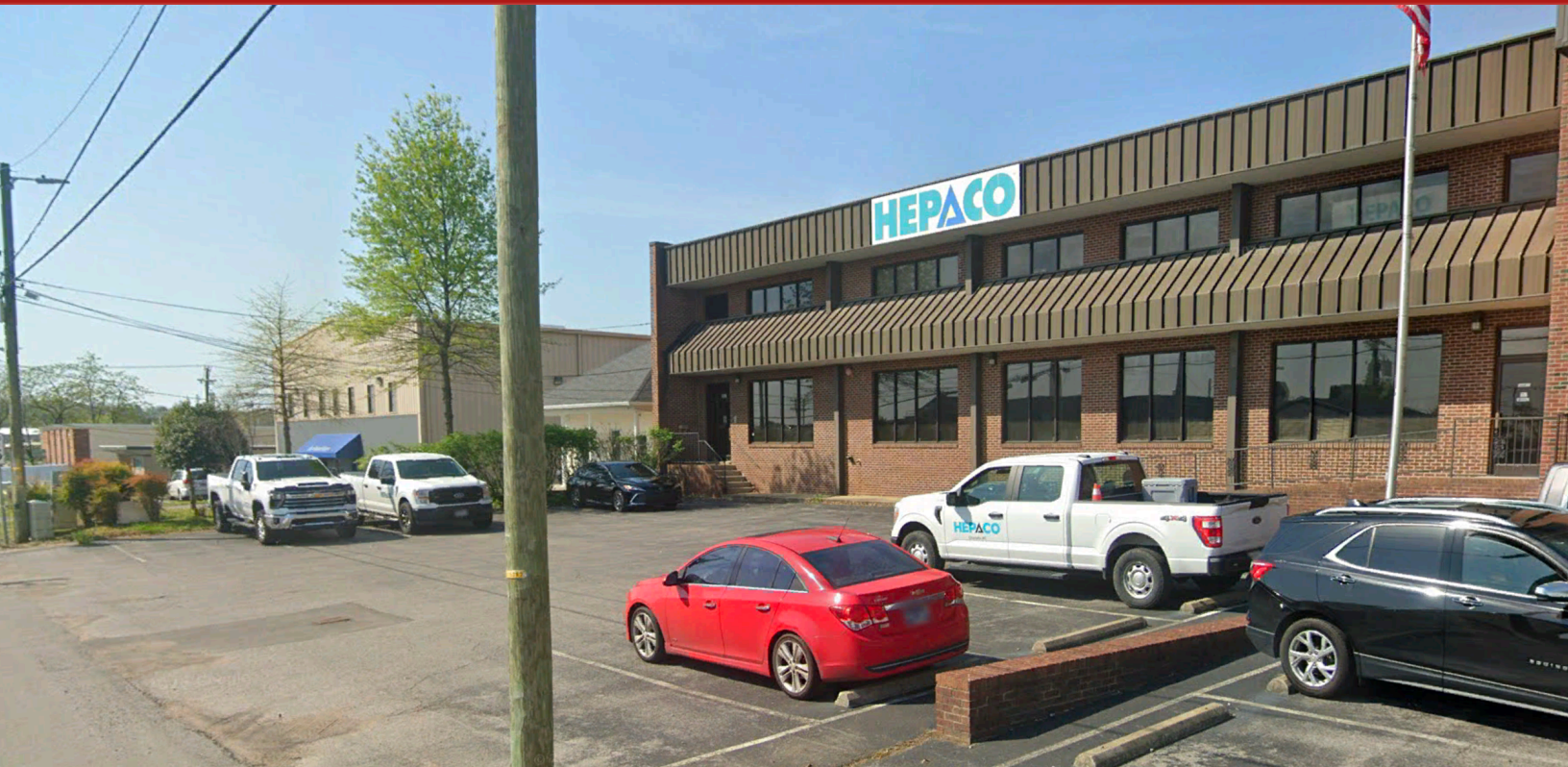


**CHARTER  
DEVELOPMENT  
COMPANY**

***Commercial and  
Industrial Real Estate  
Since 1986***



**FOR LEASE  
GREAT OFFICE/WAREHOUSE BUILDING  
± 20,060 GROSS SQUARE FEET ON ± .69 ACRE LOT  
2627 GRANDVIEW AVENUE / NASHVILLE, TN**





**LOCATION:** 2627 Grandview Avenue, Nashville, Davidson County, Tennessee 37211. Located near intersection of Thompson Lane and Nolensville Road with easy access to Interstate I-440, I-24 and Briley Parkway.

**CONSTRUCTION:** Just renovated, shows great. Concrete block building with brick and glass front originally erected in ± 1995. Original roof structure is an insulated pitched metal deck roof that had a rubber TPO roof installed around 2022. Concrete slab flooring. Center row of columns ± 24' x 85'.

**DIMENSIONS & BREAKDOWN OF SPACE:** Footprint of building is ± 16,660 sf (± 98' x 170'). Breakdown: ± 13,260 sf of warehouse space and 3,400 sf of office space on first floor. Additional 2nd floor office area of 3,400 sf. Office area totals ± 6,800 sf on 2 levels. Additional 19' x 119' mezzanine in the warehouse adds ± 2,261 sf of additional mezzanine storage space not included in the above square footages.

**CEILING HEIGHTS:** ± 19' eaves, 23' center. **HEAT:** Natural gas fired suspended space heaters in warehouse.

**LOT SIZE:** ± .69 acre lot with asphalt paved parking front and rear with 13 car parks in front. Fenced & gated @ rear.

**LIGHTING:** Metal halide fixtures with skylights plus some additional 8' tube fluorescents in warehouse.

**OFFICE AREA:** 2 story office area totals ± 6,860 square feet of nicely finished central HVAC space. ± 3,430 sf on each floor (± 35' x 98'). Very nice corporate office setting with restrooms and break room on each floor.

**ZONING:** IWD, Industrial Warehousing/Distribution. **SPRINKLERS:** 100% wet system. **POWER:** Two (2) 200 amp boxes, 208 volts, 3 phase.

**UTILITIES:** All public serve the building.

**VENTILATION:** Two (2) ceiling mounted exhaust fans.

**TRUCK LOADING:** Rear loading with one (1) 8' x 10' dock-high door, one (1) 8' x 10' drive-in door and one (1) 12' x 12' drive-in door all accessed via McClain Avenue at rear.

**MISCELLANEOUS:** Nice office/warehouse facility. **Just renovated.** Ideal corporate setting for warehouse, distribution or service operations. Just minutes from either Interstate I-440, I-24 or Briley Parkway.

**PRICING:** Base Rent \$14.00/sf net annually with 3% annual increases. Minimum 5 year lease requested. Additional operating expenses paid by tenant (OPEX) include all real estate taxes, building insurance premiums, landscaping and utilities. 2025 taxes are \$38,724.02 or \$1.93/sf. 2025 building insurance is \$.35/sf. **Total OPEX for taxes & insurance is \$45,713.02 or about \$2.28/sf.**

**EXCLUSIVE AGENT:**  
**TERRY C. SMITH**  
**CHARTER DEVELOPMENT COMPANY**  
**(615) 329 – 8000**