

476 WOODYCREST AVENUE

NASHVILLE, TN 37210



**3,750 SF WAREHOUSE/OFFICE
FOR LEASE**



SOUTHEAST VENTURE



ADDRESS 476 Woodycrest Avenue, Nashville, TN 37210

SIZE 3,750 SF

AVAILABLE Immediately

ASKING RATE \$6,800 SF per month
\$21.76 per sq ft Industrial Gross
*Landlord pays base year Property Tax amount &
base year P&C Insurance amount*

ADJACENT PROPERTY ALSO AVAILABLE

ADDRESS 474 Woodycrest Avenue, Nashville, TN 37210

SIZE 2,400 SF Office/Warehouse
Call to inquire about property



AMENITIES

- (5) Carpeted Offices, recently Professionally Cleaned
- Large, Temperature Controlled Warehouse with new Metal Covering for Platform Loading Dock and (1) Roll-Up Door
- (2) Restrooms (1 ADA-compliant)

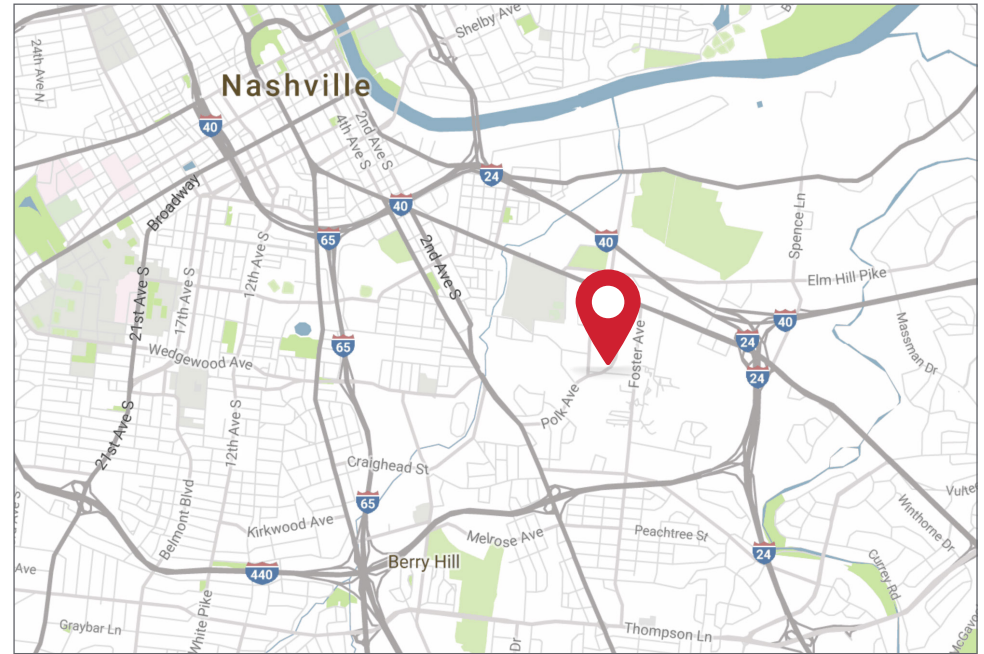
WAREHOUSE/OFFICE SPECS

- New 13ft Tall Clearance, Metal Canopy Added over Back Loading Dock
- (1) 200 AMP, 3-phase Electrical panels
- Entire Premises, (2) new HVAC Units and (2) new Heaters
 - All HVAC Units recently professionally serviced and cleaned
- New Metal T.P.O. Roof (2023)
- New Metal Door & New Frame on back Exterior Wall
- Interior and Exterior Freshly Painted with top quality Sherwin Williams' Paint
- Brick and Block Construction with Concrete Decking

LOCATION HIGHLIGHTS

- Convenient access to Major Interstates (I-40, I-24, I-65, I-440), major thoroughfares: Murfreesboro Pike, Fesslers Lane, Nolensville Pike and to the Airport
- Highly visible site located at the intersection of Woodycrest Avenue and Polk Avenue
- Close proximity to Downtown Nashville
- U.S. Post Office less than 1/2 mile away

FOR MORE INFORMATION, CONTACT



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