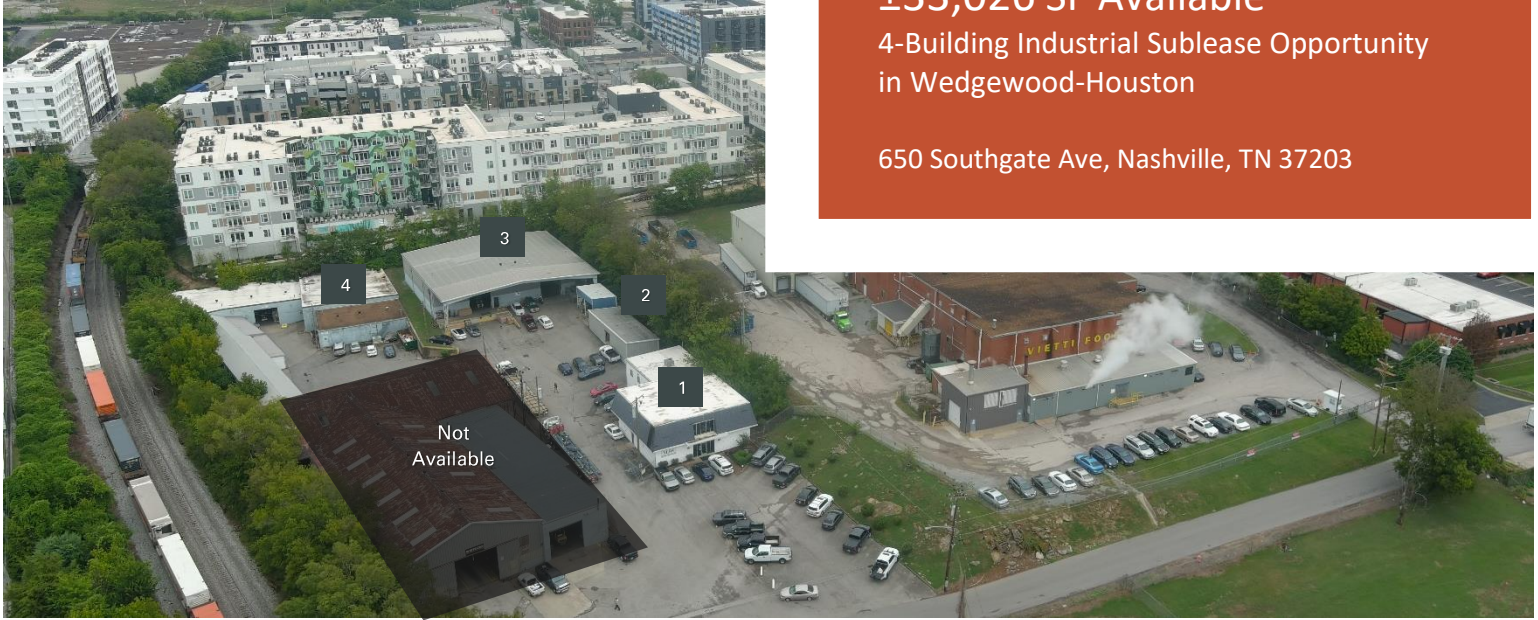


SUBLEASE

±33,026 SF Available
4-Building Industrial Sublease Opportunity
in Wedgwood-Houston

650 Southgate Ave, Nashville, TN 37203



HIGHLIGHTS

- (4) Buildings Totaling ±26,524 SF
- Building 1:
 - ±7,136 SF Two-Story Office Building
- Building 2:
 - ±1,290 SF Warehouse Building
 - 10-12' Clear Height
 - (1) Dock Door
- Building 3:
 - 8,330 SF
 - 18'-20' Clear Height
 - Clear Span
 - Minimal Office
 - Suspended Gas Warehouse Heaters
 - (1) 14' x 14' Drive-in Door
 - (1) 14' x 14' Door with Dock Loading Platform
- Building 4:
 - ±9,768 SF
 - ±1,500 SF Office/Sales Counter Space
 - (1) 12' x 10' Drive-in Door
 - (1) 14' x 12' Drive-in Door
 - 16' Clear Height
- ±6,502 SF of covered storage
- Prime Wedgwood-Houston location near the Fairgrounds and Berry Hill
- Convenient access to I-65 (less than 1 mile)
- Expected Availability Date of 2/1/2024
- Sublease Rate: \$6.50/SF NNN
 - Estimated Operating Expenses: \$1.93/SF



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Exclusively listed by:
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T: 615.256.3189 / F: 615.254.4026

Sublease
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Industrial Buildings

650 Southgate Ave
Nashville, TN 37203
Davidson County

**CHARLES
HAWKINS CO.**

Building 1



Building 2



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Building 3



Building 4



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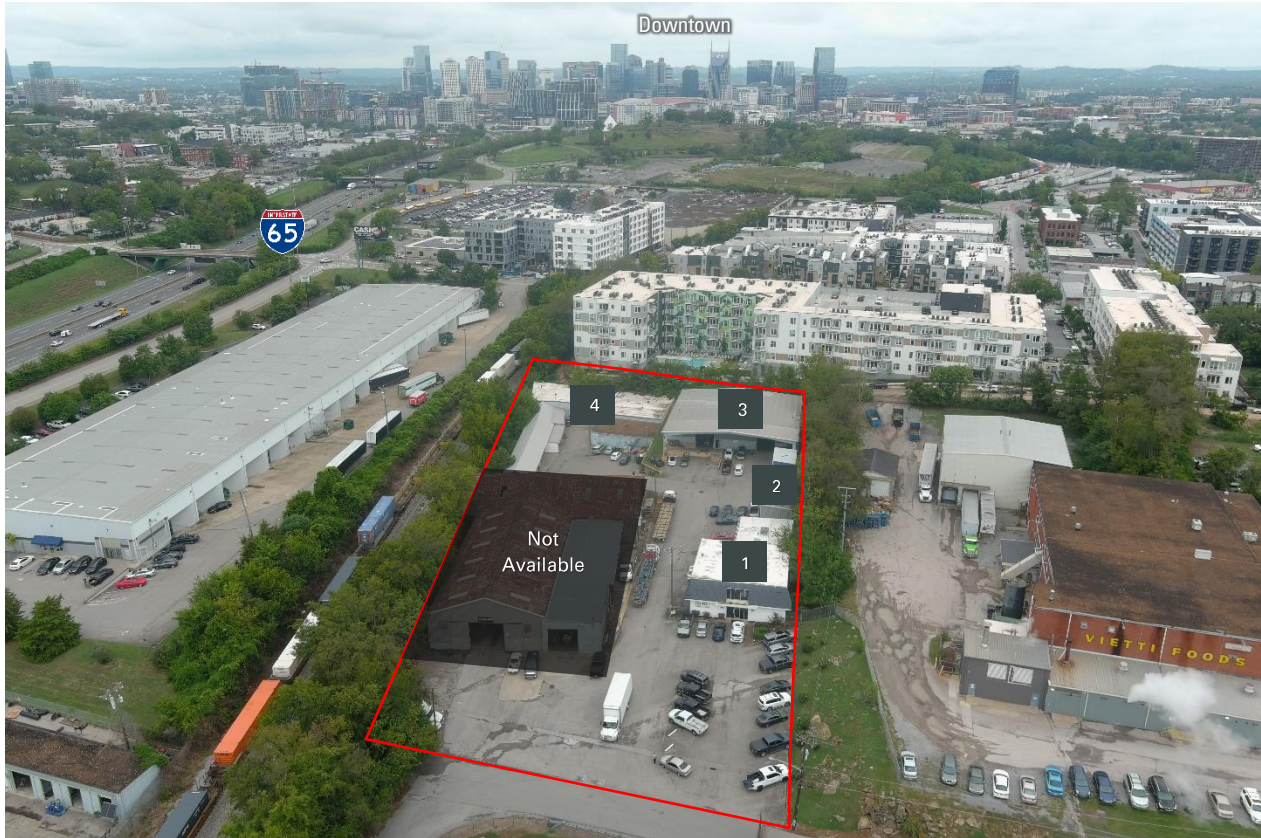
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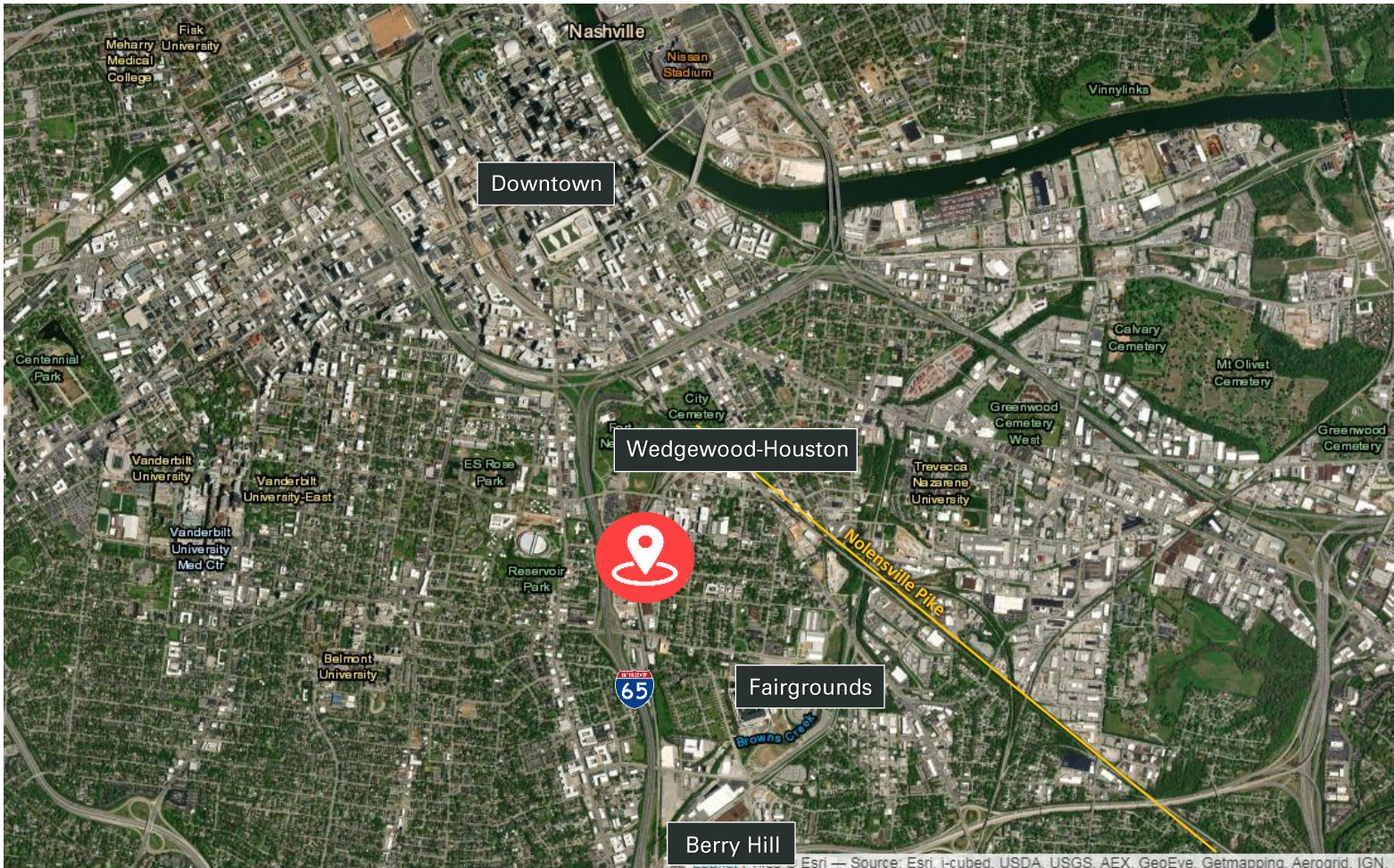
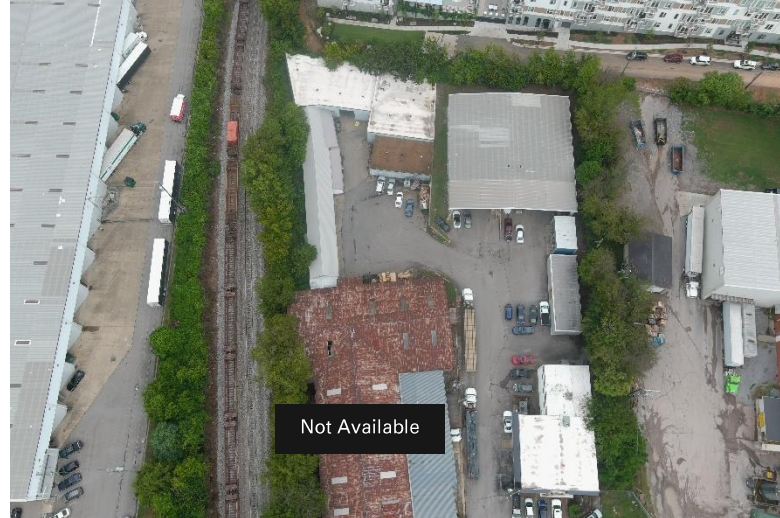
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