

CHARLES HAWKINS CO.



SUBLEASE

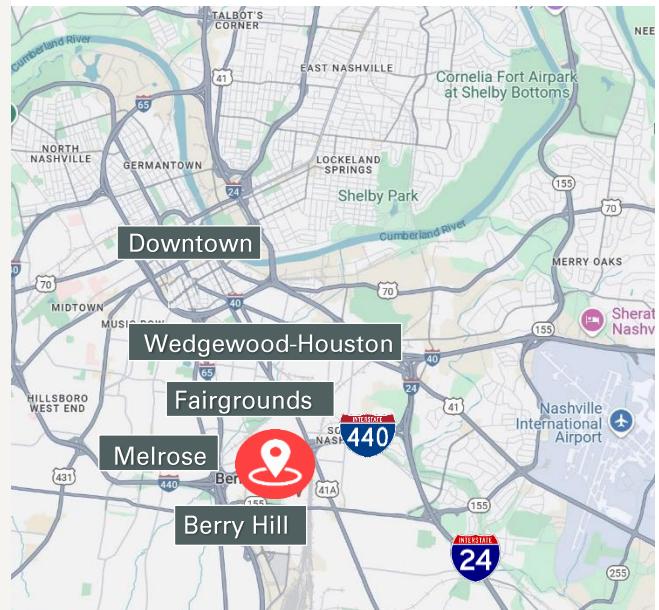
±16,541 SF Available

Industrial Sublease Opportunity In the 440 Business Center

741 Melrose Ave, Nashville, TN 37211

HIGHLIGHTS

- Industrial Sublease Opportunity in the 440 Business Center in the Nolensville Pike Corridor
- ±16,541 SF
 - ±3,201 SF Office
 - ±13,340 SF Warehouse
- Lease Rate: \$14/SF NNN
 - Operating Expenses: \$2.55/SF
- Term Expires 5/31/2028
- (2) 8' x 10' Dock Doors (one temporary metal ramp can stay or be removed)
- LED Lights in Warehouse
- Skylights
- 3 Phase / 480-V / 800 AMP Power Service
- Suspended Gas Heat
- (2) Restrooms (both in warehouse)
- Sprinklered
- Convenient access to I-440 (less than 1 mile) & I-65 (2 miles)
- Excellent location near Berry Hill, 100 Oaks, Melrose, Fairgrounds, Wedgewood-Houston, and Downtown Nashville



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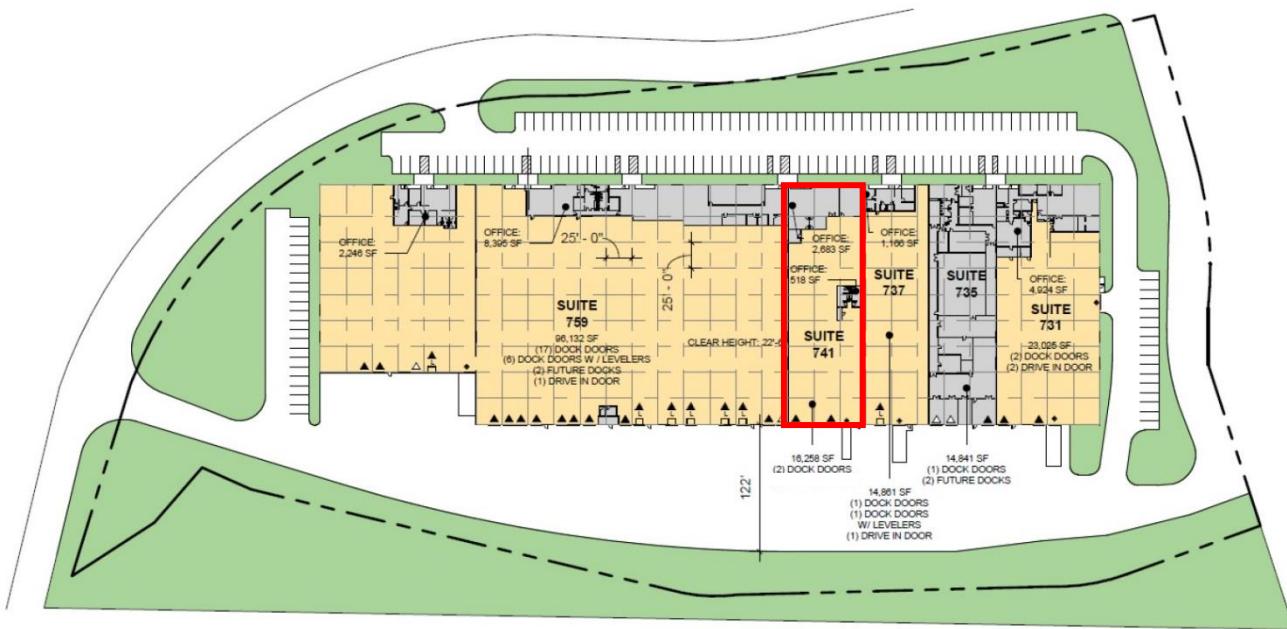
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Davidson County

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SITE PLAN



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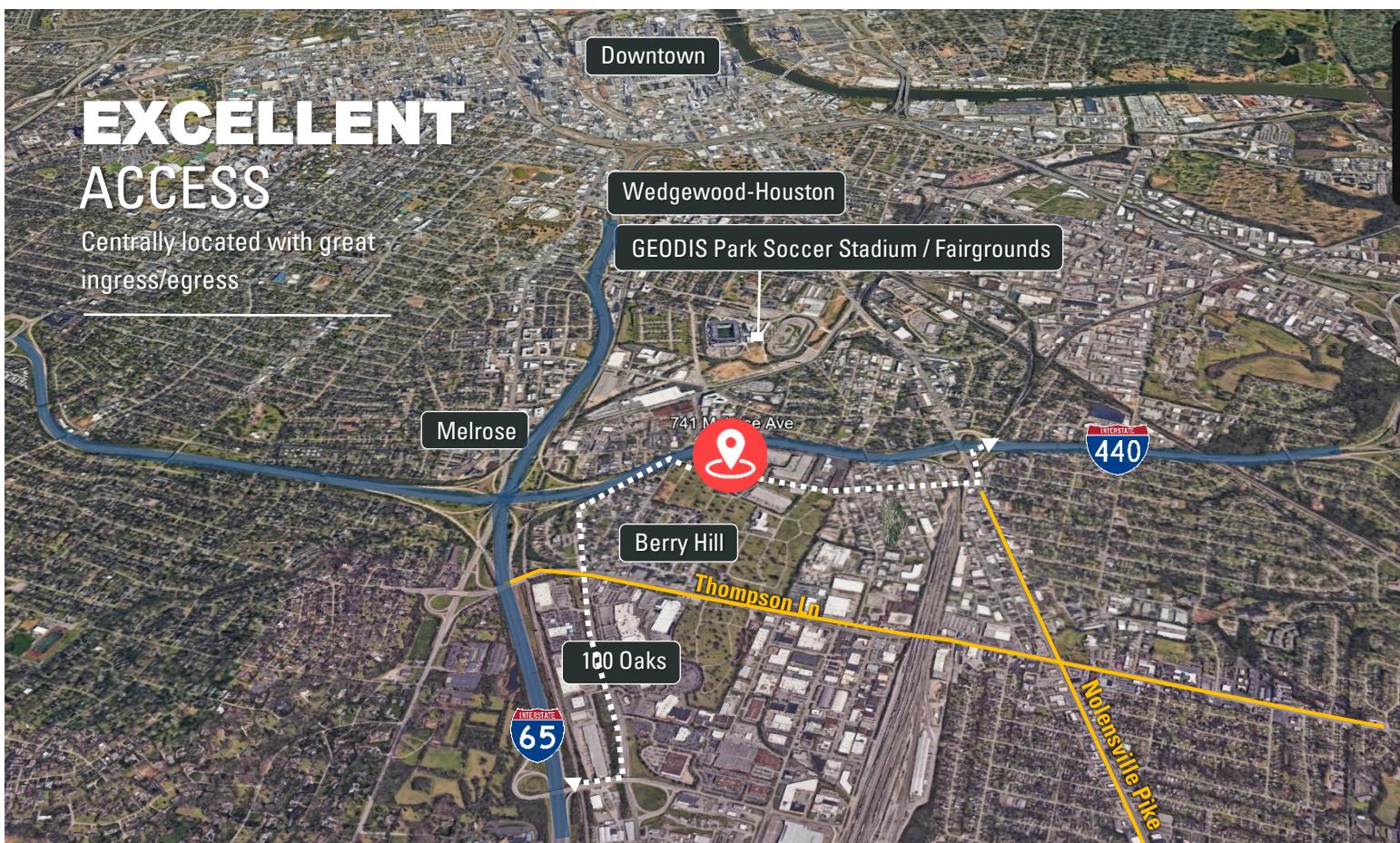
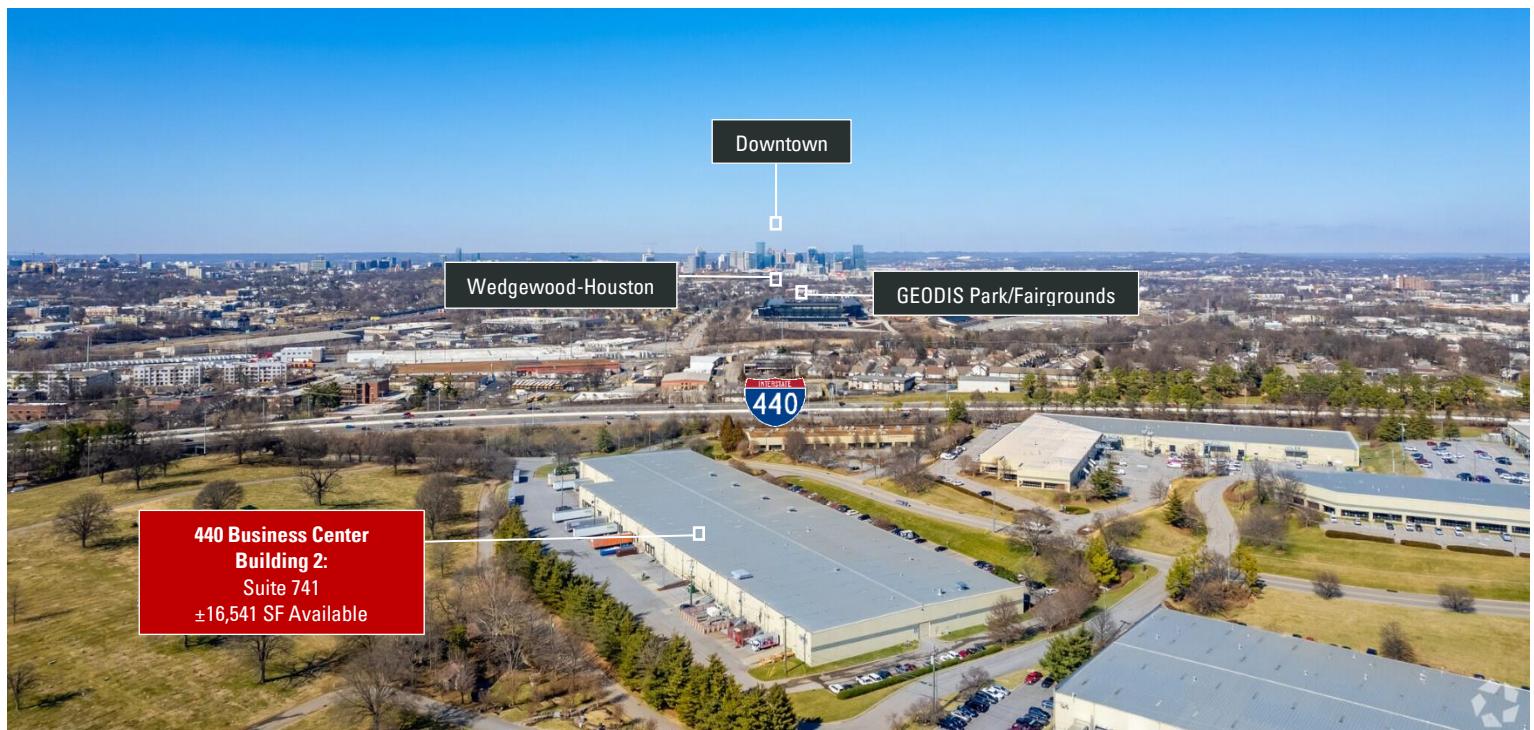
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