

FOR LEASE

±43,800 SF Available

Industrial Space in the Sidco Drive/Powell Ave
Corridor

3332 Powell Avenue, Nashville, TN 37204



HIGHLIGHTS

- ±43,800 SF
- ±8,669 SF Office
- Lease Rate: \$9.25/SF NNN
- **Office and warehouse were recently renovated**
- Zoned: IR (Industrial Restrictive)
- 18' Clear height
- (6) Loading doors
 - (5) 7.5'x 10' dock high doors
 - (1) Modified box truck door
- Sprinklered
- 800 Amps, 208V Electrical service
- 3-Phase power
- Suspended gas warehouse heaters
- 50' x 35' column spacing
- Prime location in 100 Oaks
- Located 1 mile from Armory Drive/I-65 on-ramp



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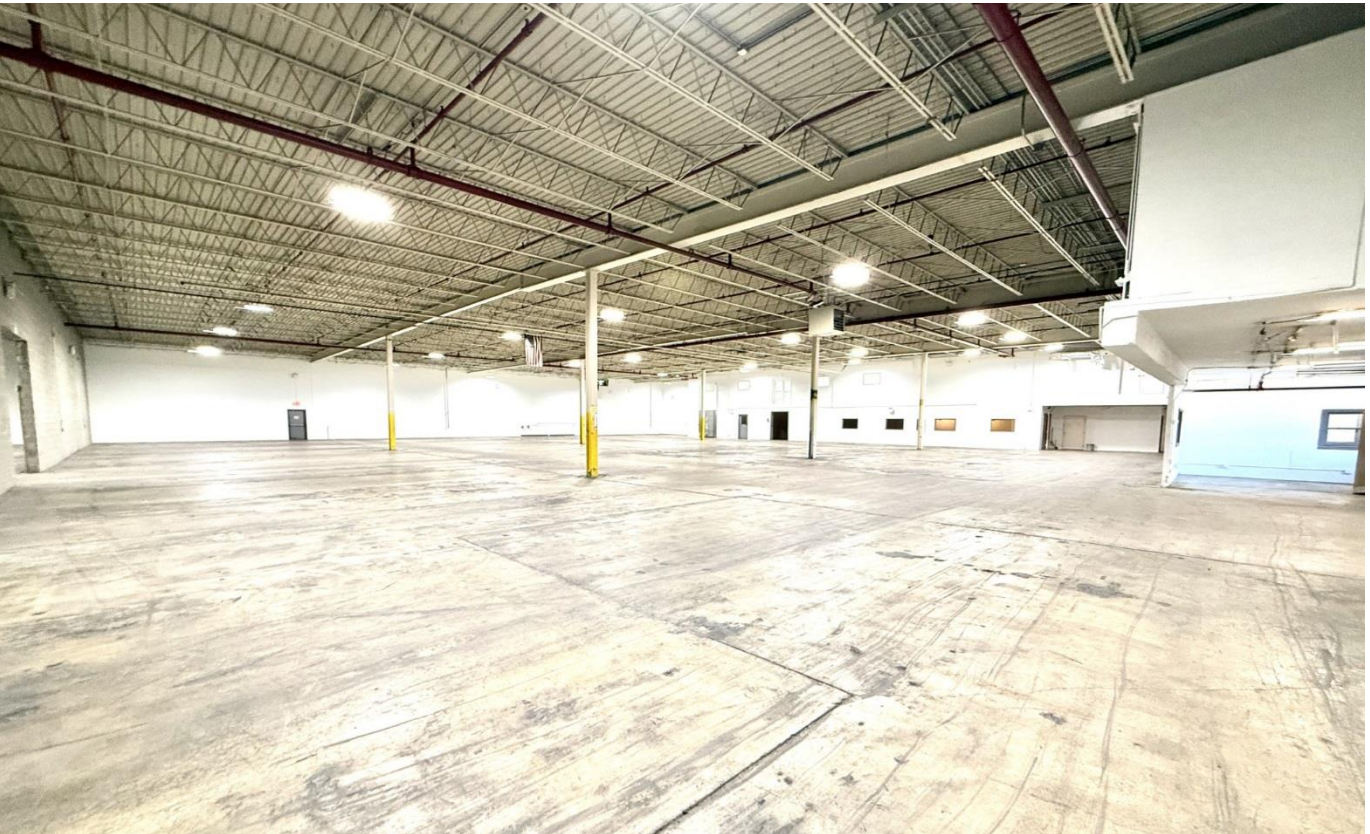
Charlie Hawkins
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

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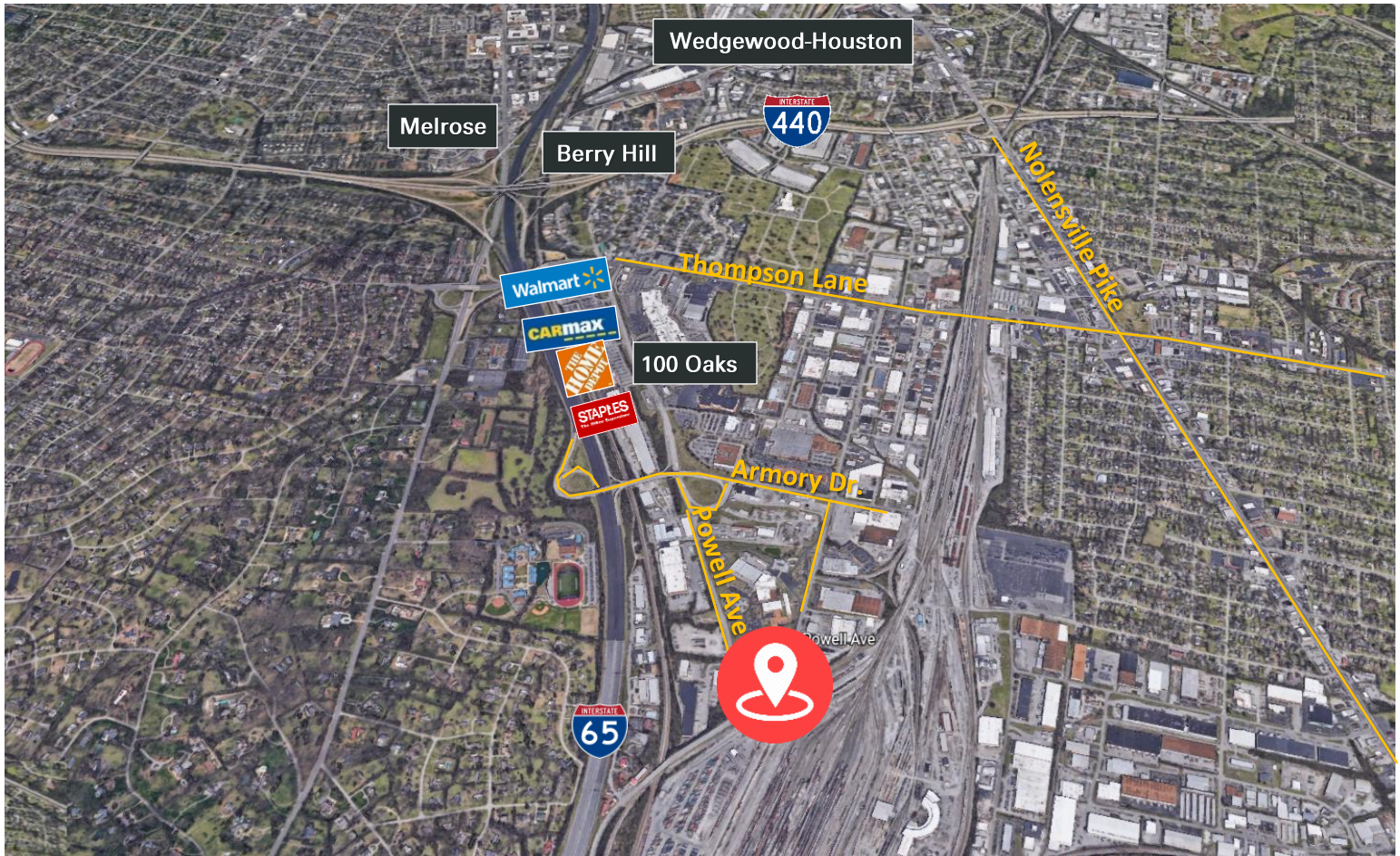
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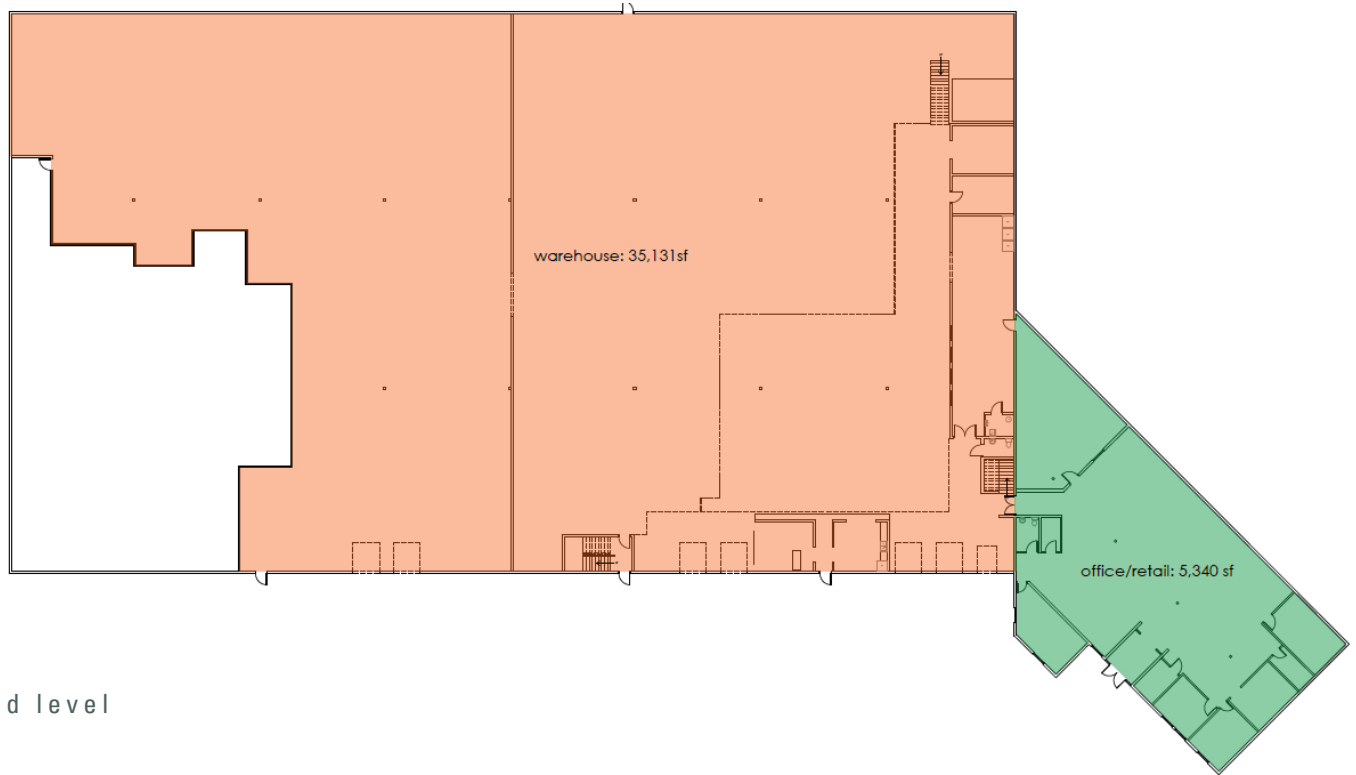
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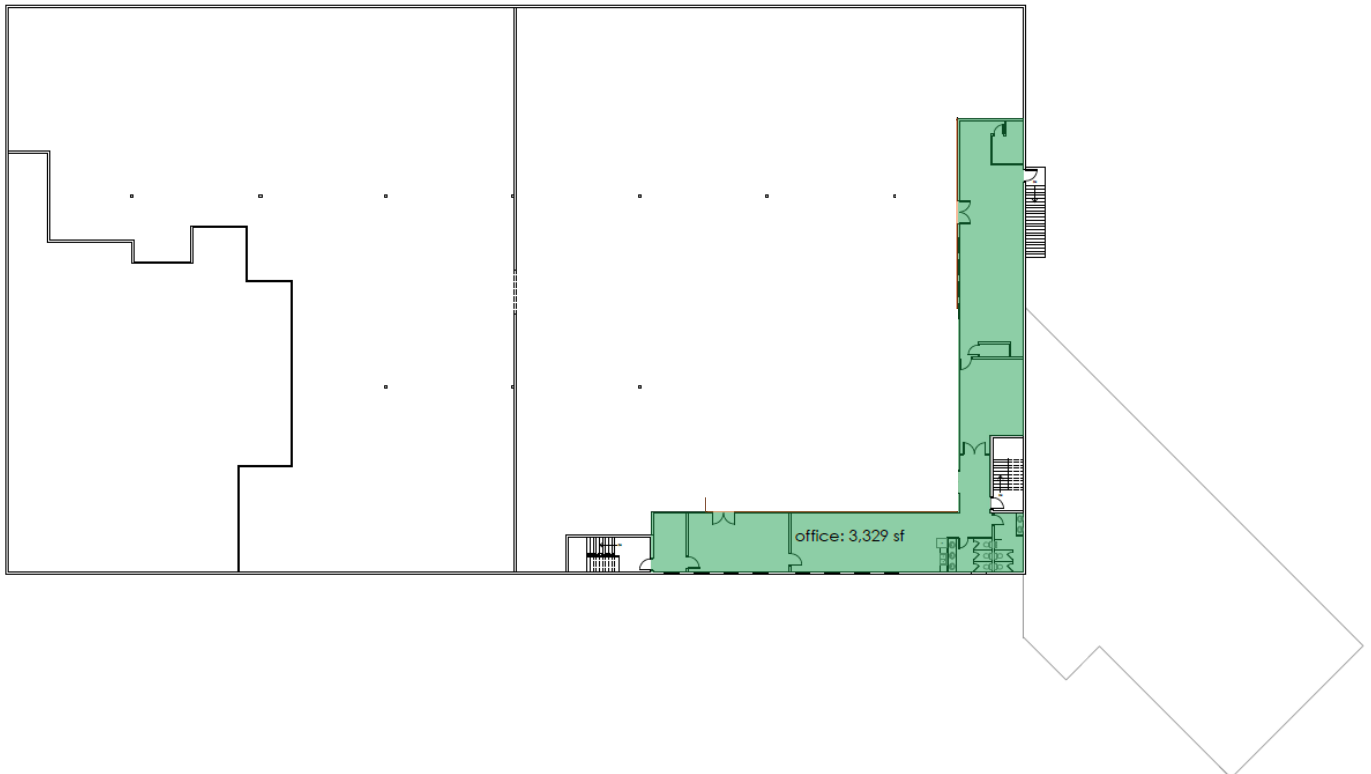
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FLOOR PLANS

Main level



2nd level



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