



Available for Lease

55,000 SF

Air Conditioned Industrial Space 7535 Hickory Hills Court Nashville, Tennessee 37189

Ronnie Wenzler, SIOR p 615.621.1100 m 615.414.8094 rwenzler@realsitecommercial.com Madison Wenzler p 615.621.1097 m 615.390.7941 mwenzler@realsitecommercial.com



Industrial Space 7535 Hickory Hills Court Nashville, Tennessee 37189



LOCATION HIGHLIGHTS

- + 9 MILES TO DOWNTOWN NASHVILLE
- + 0.8 MILES TO I-24
- + 12 MILES TO HENDERSONVILLE
- + 3.5 MILES TO I-65





PROPERTY HIGHLIGHTS

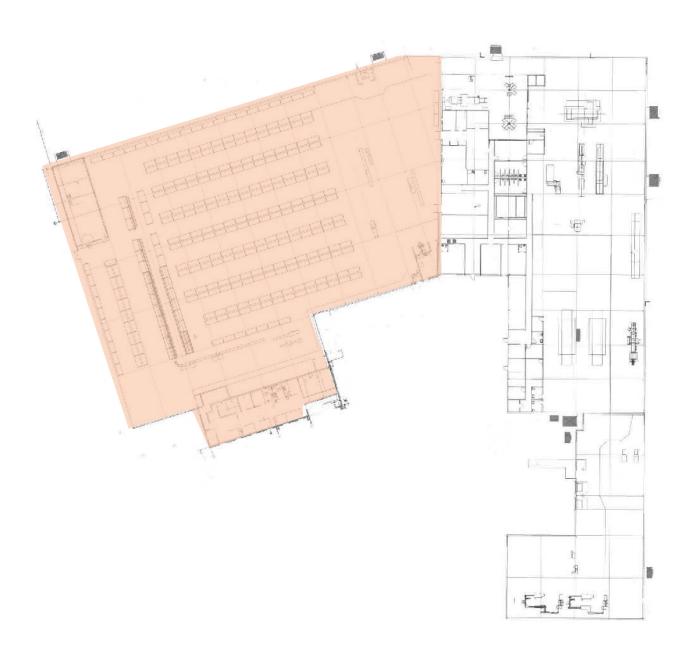
ADDRESS	7535 Hickory Hills Court, Whites Creek, Tennessee 37189
COUNTY	Davidson
SITE SIZE	5.69 Acres
TOTAL BUILDING SQUARE FEET	±100,000 SF
TOTAL AVAILABLE SQUARE FEET	± 55,000 SF
AVAILABLE WAREHOUSE AREA	± 49,000 SF
CORPORATE OFFICE AREA	± 6,000 SF
ZONING	PUD - Warehouse / Light Manufacturing
PARKING	\pm 60 Spaces Remaining
YEAR BUILT	1991 / 2007
CLEAR HEIGHT	20' - 24.5'
LOADING	(2) 8' x 10' Dock Doors, (1) 4' x 8' Dumpster Door, (1) Drive-In Ramp
EQUIPMENT	Compressed Air Service Throughout and Pallet Racking
HVAC	Fully Air Conditioned
LIGHTING	LED Lighting
ELECTRICAL	3 Phase , 800 Amp, 208/120
	3 Phase , 800 Amp, 480/277
	3 Phase , 400 Amp, 208/120
	3 Phase , 400 Amp, 480/277





Industrial Space 7535 Hickory Hills Court Nashville, Tennessee 37189

55,000 SF AVAILABLE





Industrial Space 7535 Hickory Hills Court Nashville, Tennessee 37189



CONTACT US

Ronnie Wenzler, SIOR

- p 615.621.1100
- m 615.414.8094

rwenzler@realsitecommercial.com

Madison Wenzler p 615.621.1097 m 615.390.7941

mwenzler@realsitecommercial.com

©2024 Realsite. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS, OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.