

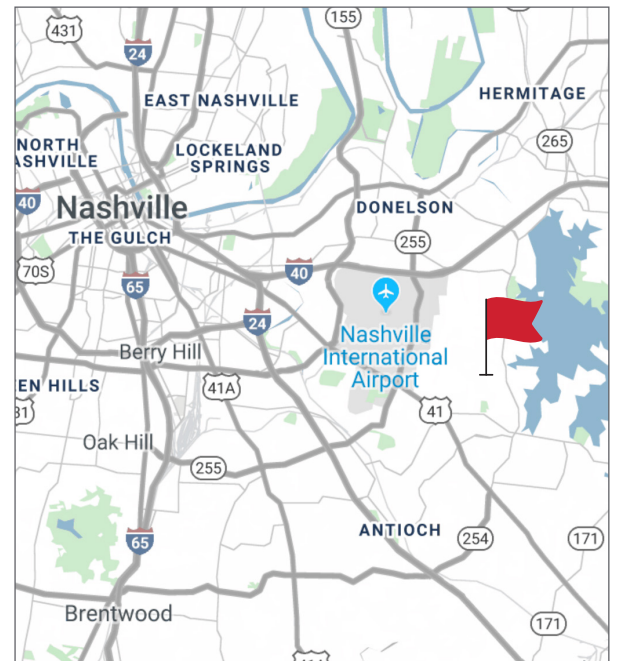
# FOR SUBLEASE / Infill Industrial Space Available



## OVERVIEW

ADDRESS	2737 Couchville Pike, Nashville, TN 37217
AVAILABLE SPACE	Suite 300, Building A
SIZE	21,636 SF Industrial / 2,100 SF Office
ZONING	Multi-Zone
RATE	\$11.50 NNN
OPEX	\$2.62/SF
DATE AVAILABLE	November 1, 2024
AVAILABLE THROUGH	November 14, 2026

- Located 2.5 miles from BNA Airport, near the intersection of Couchville Pike and Bell Road
- Located 3.5 miles from I-40 and 6 miles from I-24

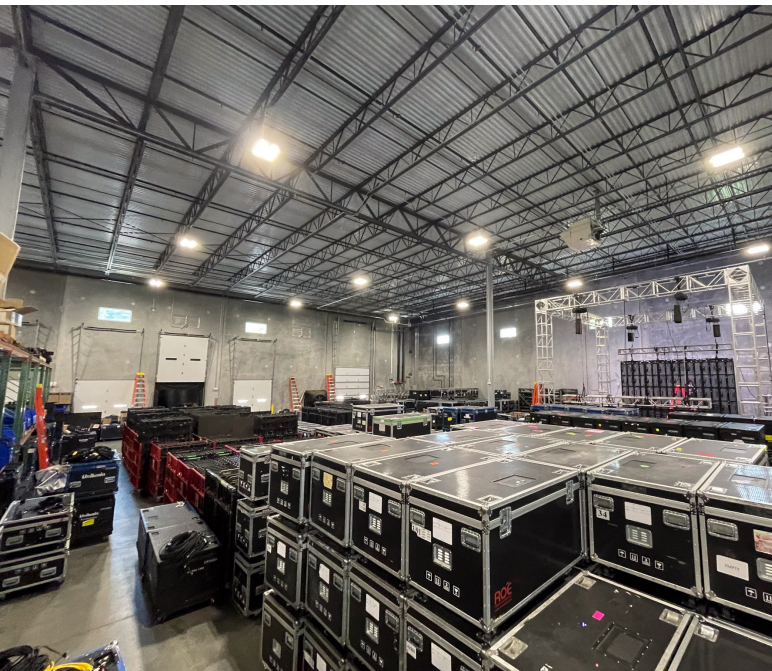
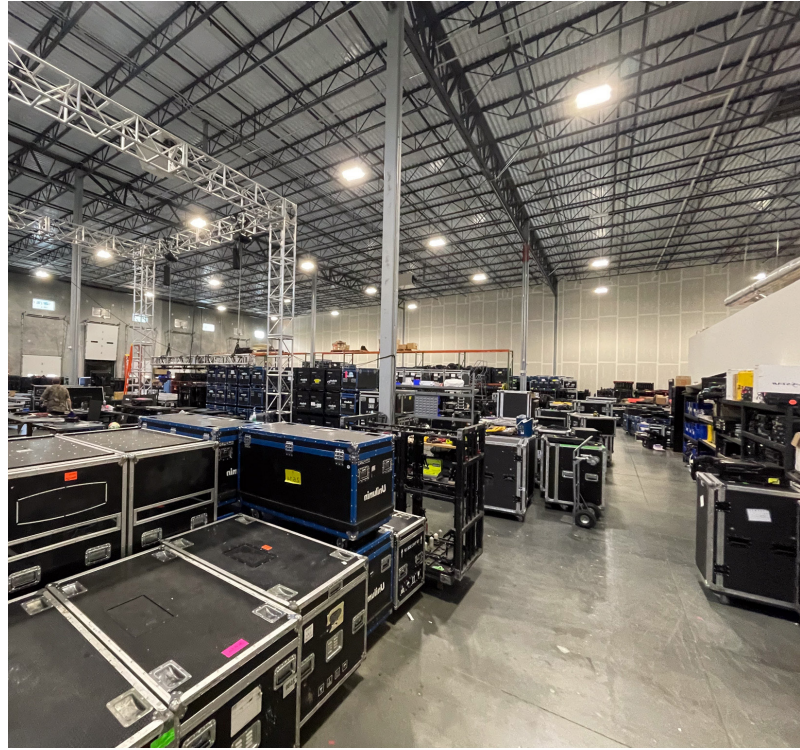


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## BUILDING FEATURES

DETAILS	
Configuration	Rear load
Construction Type	Concrete Tilt-Wall
Floors	7" Unreinforced
Roof	60 mil TPO membrane; R19 insulation; 20 year warranty
Sprinkler System	ESFR
Lighting	LED lighting with occupancy sensors; 25 F.C. @ 36" A.F.F.
Heating	Gas Fired Heaters
Ventilation	3 air changes per hour



## BUILDING SPECS

DETAILS	
Dock Doors	5
Drive-In Doors	1 (12' x 14')
Parking	37 / .65 ratio
Column Spacing	60' x 54'
Clear Height	28'
Truck Court	125'

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ADDITIONAL IMAGES



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