



For Lease

Willow Trace II

Office / Flex Space

830 Fesslers Parkway
Nashville, TN 37210

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PROPERTY HIGHLIGHTS

ADDRESS	830 Fesslers Pkwy, Nashville, TN 37210
COUNTY	Davidson
TOTAL BUILDING SQUARE FEET	± 67,110 SF in two buildings
SITE SIZE (AC)	± 5.75 AC
SPACE TYPE	Office / Flex
ZONING	IWD: Industrial
ESTIMATED OPEX	\$5.67/SF
CLEAR HEIGHT	± 16'
PARKING	4/1,000
LOADING	Both dock and drive in doors



SITE PLAN



FESSLER'S PARKWAY



AVAILABILITY

CONTACT BROKER FOR PRICING

SUITE 102

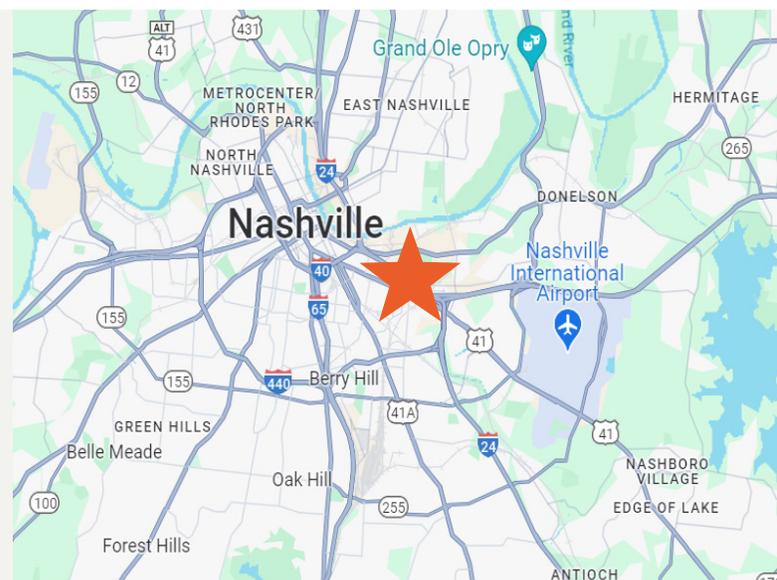
- + 6,067 SF TOTAL
- + LARGE HVAC CONTROLLED OPEN PRODUCTION AREA
- + EXTERIOR DOCK PLATFORM WITH TWO (2) DOCK POSITIONS

SUITE 120

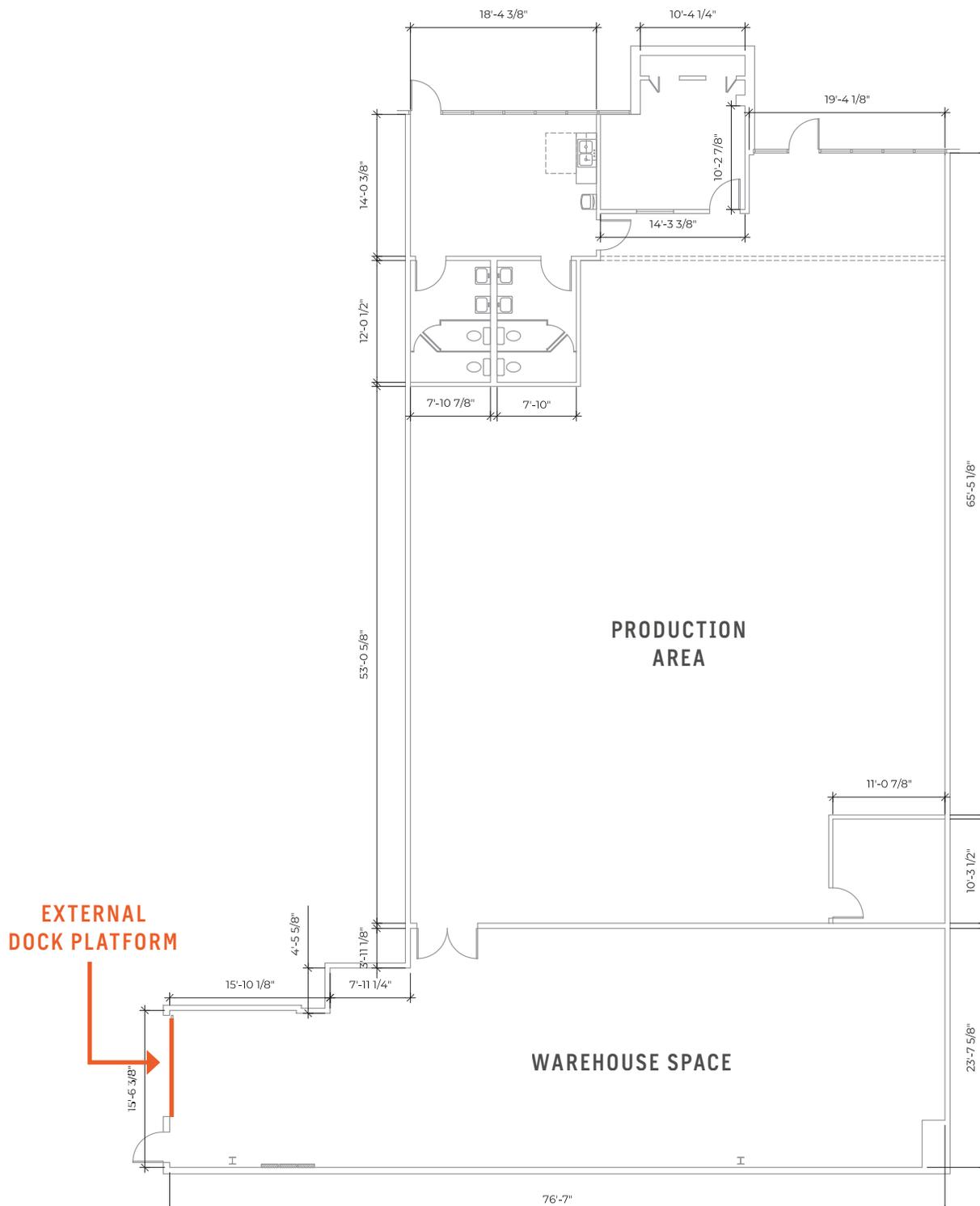
- + 2,457 SF TOTAL
- + ±700 SF OFFICE
- + AVAILABLE APRIL 1, 2026
- + 1 X (9X12) DRIVE IN DOOR
- + GAS HEAT
- + MEZZANINE STORAGE
- + 100 AMPS 3 PHASE POWER

LOCATION HIGHLIGHTS

- + 0.3 MILES TO I-24
- + 1.8 MILES TO I-40
- + 3.1 MILES TO DOWNTOWN NASHVILLE
- + 4.9 MILES TO NASHVILLE INTERNATIONAL AIRPORT



SUITE 102 - FLOOR PLAN





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