

# SUBLEASE

±140,000 SF Available (*Divisible*)

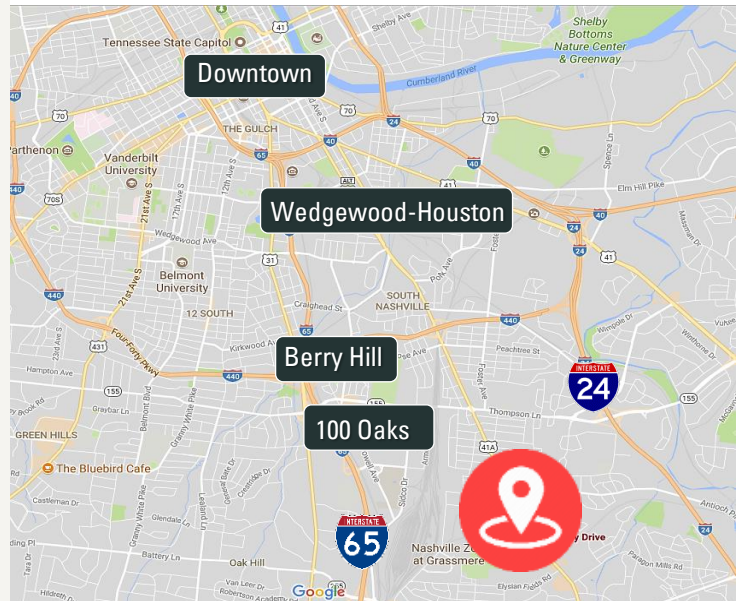
Prime Location off Nolensville Pike in the Allied/Trousdale Drive Submarket

405B, 407, & 430 McNally Dr, Nashville, TN 37211



## HIGHLIGHTS

- ±140,000 SF
  - *Divisible to 30,000 SF, 50,000 SF, and 60,000 SF*
- Sublease Rate: \$5.85/ SF Net
  - Operating Expenses: \$2.39/ SF
- ±5,370 SF Office
- (22) Dock Doors
- (1) Drive-in Door
- 19'3"-27' Clear Height
- 50' x 24' Column Spacing
- 25 Car Parks
- (2) Sets of Restrooms (1 in Warehouse/1 in Office)
- 120V, 3-Phase 100- 400 AMP
- Located in the Allied/Trousdale Drive submarket
- **Sublease expires 7/14/2025**



**Robert Stout, SIOR**  
Shareholder, First Vice President  
O: 615.345.7210  
rstout@charleshawkinsco.com

**Kevin Irwin**  
Vice President  
O: 615.345.7257  
kirwin@charleshawkinsco.com

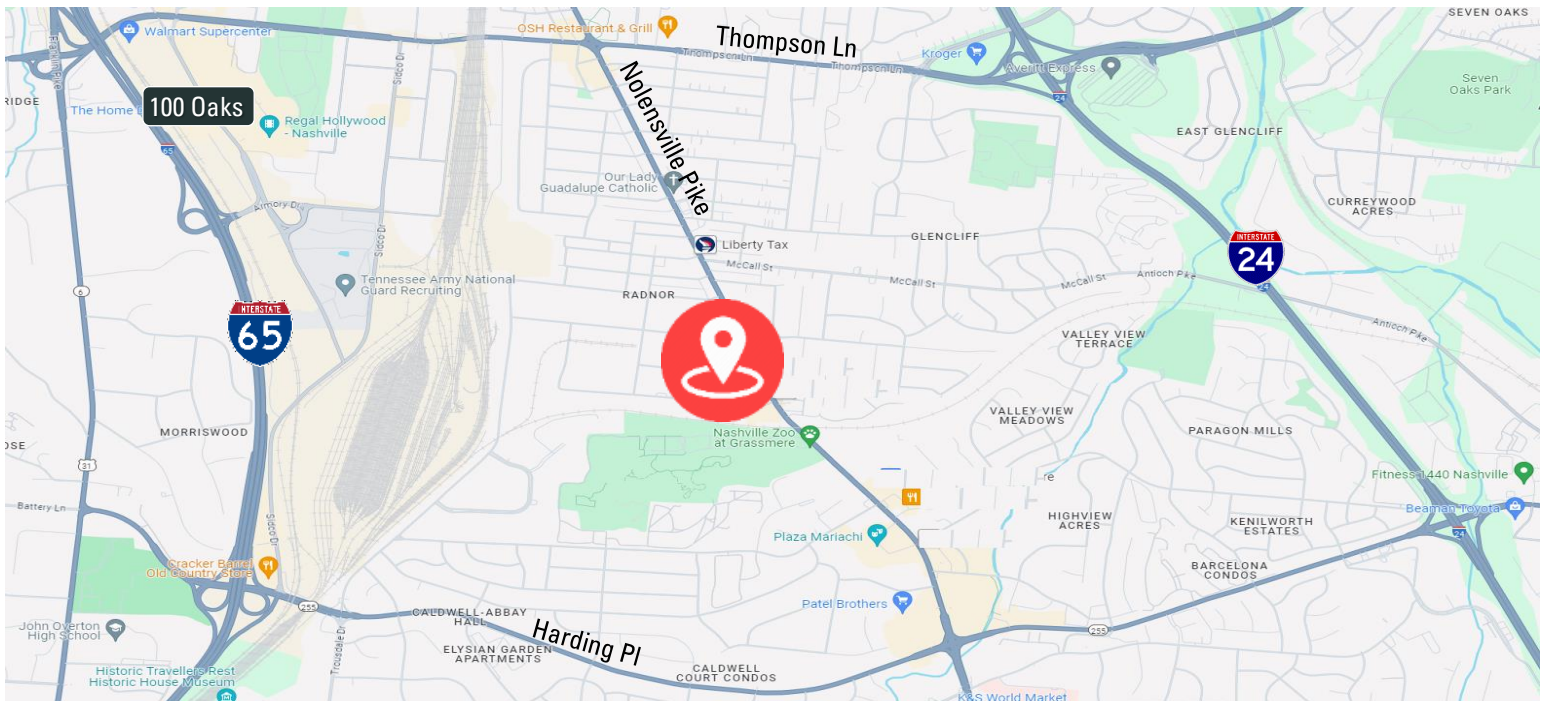
**McNeill Stout**  
Vice President  
C: 615.403.8034  
mstout@charleshawkinsco.com

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

**Sublease**  
±140,000 SF Available  
Industrial Space

405B, 407, & 430 McNally Dr  
Nashville, TN 37211  
Davidson County

**CHARLES  
HAWKINS CO.**



**Robert Stout, SIOR**  
Shareholder, First Vice President  
O: 615.345.7210  
rstout@charleshawkinsco.com

**Kevin Irwin**  
Vice President  
O: 615.345.7257  
kirwin@charleshawkinsco.com

**McNeill Stout**  
Vice President  
C: 615.403.8034  
mstout@charleshawkinsco.com

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