



CHARTER
DEVELOPMENT
COMPANY

*Commercial and
Industrial Real Estate
Since 1986*

**12,971 SF FOR LEASE ON .73 ACRE LOT
100% CLIMATE CONTROLLED WAREHOUSE
6107 CENTENNIAL BLVD.
NASHVILLE, TN**



**COVERED DOCK FOR 3 DOCK-HIGH LOADING POSITIONS
ONE DRIVE-IN DOOR ALONG REAR ALLEY**

LOCATION: 6107 Centennial Blvd., Nashville, Davidson County, Tennessee 37209. Located in west Nashville with easy access to Briley Parkway and on to Interstates 40, 440 and 65.

CONSTRUCTION: Block and metal building originally erected in \pm 1998. Roof structure is an insulated pitched metal deck roof. Concrete slab flooring.

DIMENSIONS & BREAKDOWN OF SPACE: \pm 109' x 119'. Office area is \pm 1,122 sf (22' x 51'). Warehouse area is \pm 11,849 sf. Additional \pm 1,122 sf of mezzanine area above office area for light storage.

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CEILING HEIGHTS: \pm 20' eaves, 24' center. **HVAC:** 100% climate controlled building. 2 warehouse air conditioning units and 2 natural gas fired suspended space heaters in warehouse. Office fully central HVAC unit.

LOT SIZE AND PARKING: \pm .73 acre lot. Ample asphalt paved parking with \pm 18 car parks along left side parking lot with additional graveled overflow car parks at rear of building off rear alley.

LIGHTING: Metal halide fixtures with sky-lights in warehouse.

BAY SPACING: Center row of columns. 22' x 59'.

OFFICE AREA: \pm 1,122 sf of nicely finished central HVAC space. Breakdown: reception area, 4 private offices, small kitchen with counter/sink/cabinets, 2 office restrooms and 2 warehouse restrooms (one has a shower). Mezzanine area above office accessed via stairs in warehouse adds an additional \pm 1,122 sf of light storage space.

POWER: 400 amp box, 480 volts, 3 phase with 208 volt step-down transformer.

VENTILATION: Exhaust fan with cross louver in warehouse.

UTILITIES: All public utilities service the building.

TRUCK LOADING: Lighted & covered concrete dock-high loading platform that accommodates three (3) dock-high loading positions with a 10' x 12' overhead door back into warehouse. One (1) 12' x 14' drive-in door along rear wall accessed via rear alley.

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ZONING: CS Commercial Services.

MISCELLANEOUS: Nice "free-standing, single tenant" building in west Nashville. Ideal for warehouse, distribution or service operations. Just minutes from Briley Parkway and on to interstates I-40, I-440 and I-65.

LEASE RATE: \$16.00/sf annually triple net with 3% annual increases. 5 year lease term requested. Additional operating expenses (OPEX) totals \$2.52/sf. 2025 taxes \$31,275.91 (\$2.41/sf). Building insurance premium \$1,450.00 (\$.11/sf).



**EXCLUSIVE AGENT:
TERRY C. SMITH
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