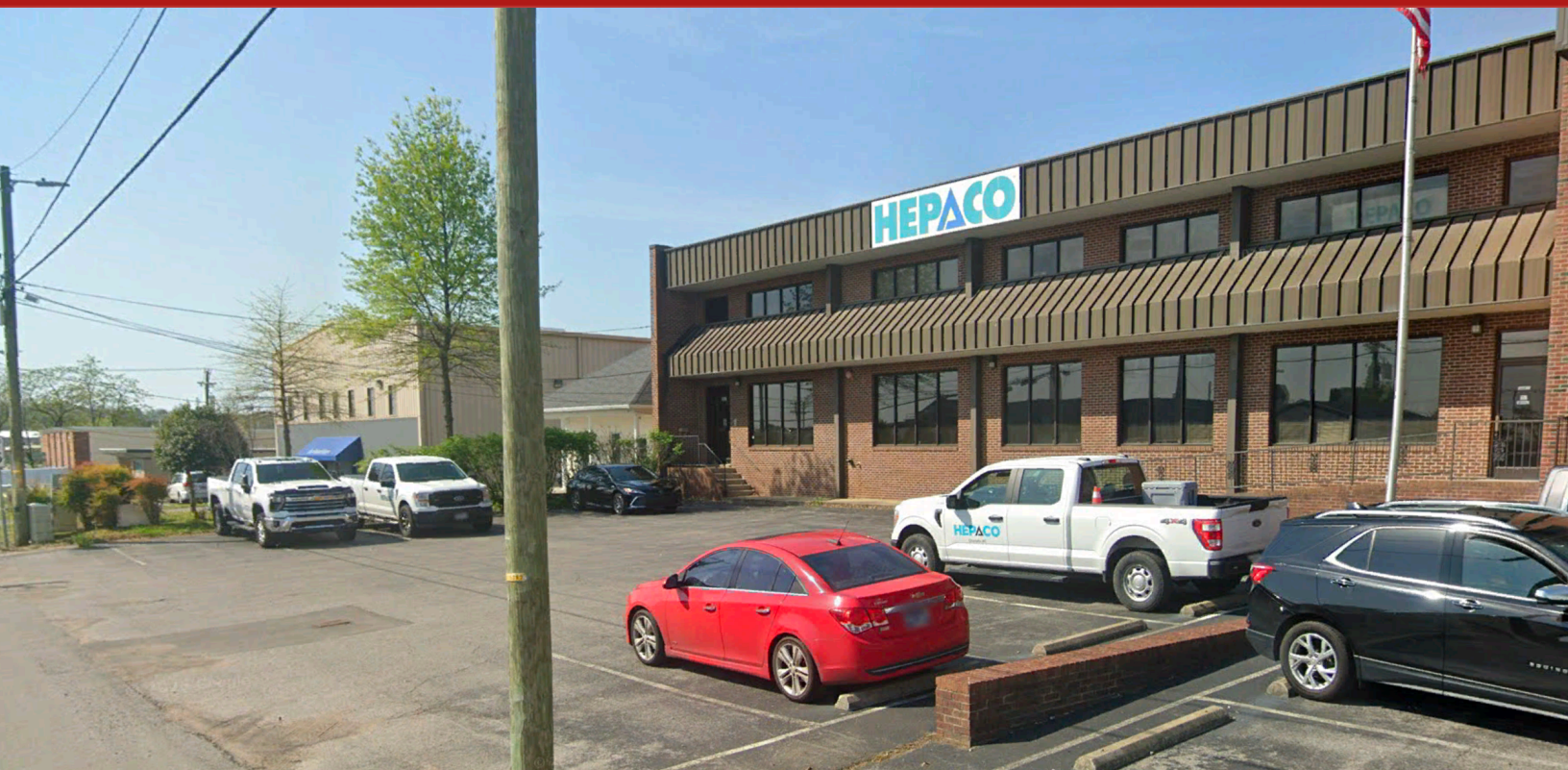




*Commercial and  
Industrial Real Estate  
Since 1986*



**FOR LEASE**  
**GREAT OFFICE/WAREHOUSE BUILDING**  
**± 22,351 GROSS SQUARE FEET ON ± .69 ACRE LOT**  
**2627 GRANDVIEW AVENUE / NASHVILLE, TN**





**LOCATION:** 2627 Grandview Avenue, Nashville, Davidson County, Tennessee 37211. Located near intersection of Thompson Lane and Nolensville Road with easy access to Interstate I-440, I-24 and Briley Parkway.

**CONSTRUCTION:** Concrete block building with brick and glass front originally erected in  $\pm$  1995. Roof structure is an insulated pitched metal deck roof. Concrete slab flooring. Center row of columns  $\pm$  24' x 85'.

**DIMENSIONS & BREAKDOWN OF SPACE:** Footprint of building is  $\pm$  16,660 sf ( $\pm$  98' x 170'). Breakdown:  $\pm$  13,230 sf of warehouse space plus a 19' x 119' mezzanine in the warehouse adds  $\pm$  2,261 sf of additional mezzanine storage space. Office area totals  $\pm$  6,860 sf on 2 levels.

**CEILING HEIGHTS:**  $\pm$  19' eaves, 23' center. **HEAT:** Natural gas fired suspended space heaters in warehouse.

**LOT SIZE:**  $\pm$  .69 acre lot with asphalt paved parking front and rear with 13 car parks in front. Fenced & gated @ rear.

**LIGHTING:** Metal halide fixtures with skylights plus some additional 8' tube fluorescents in warehouse.

**OFFICE AREA:** 2 story office area totals  $\pm$  6,860 square feet of nicely finished central HVAC space.  $\pm$  3,430 sf on each floor ( $\pm$  35' x 98'). Very nice corporate office setting with restrooms and break room on each floor.

**ZONING:** IWD, Industrial Warehousing/Distribution. **SPRINKLERS:** 100% wet system. **POWER:** Two (2) 200 amp boxes, 208 volts, 3 phase.

**UTILITIES:** All public serve the building.

**VENTILATION:** Two (2) ceiling mounted exhaust fans.

**TRUCK LOADING:** Rear loading with one (1) 8' x 10' dock-high door, one (1) 8' x 10' drive-in door and one (1) 12' x 12' drive-in door all accessed via McClain Avenue at rear.

**MISCELLANEOUS:** Nice office/warehouse facility. Ideal corporate setting for warehouse, distribution or service operations. Just minutes from either Interstate I-440, I-24 or Briley Parkway.

**PRICING:** Base Rent \$16.00/sf net annually with 3% annual increases. Minimum 5 year lease requested. Additional operating expenses paid by tenant (OPEX) include all real estate taxes, building insurance premiums, landscaping and utilities. 2025 taxes are \$1.73/sf. 2025 building insurance is \$.25/sf. Total OPEX for taxes & insurance is \$1.98/sf.

**EXCLUSIVE AGENT:**  
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