

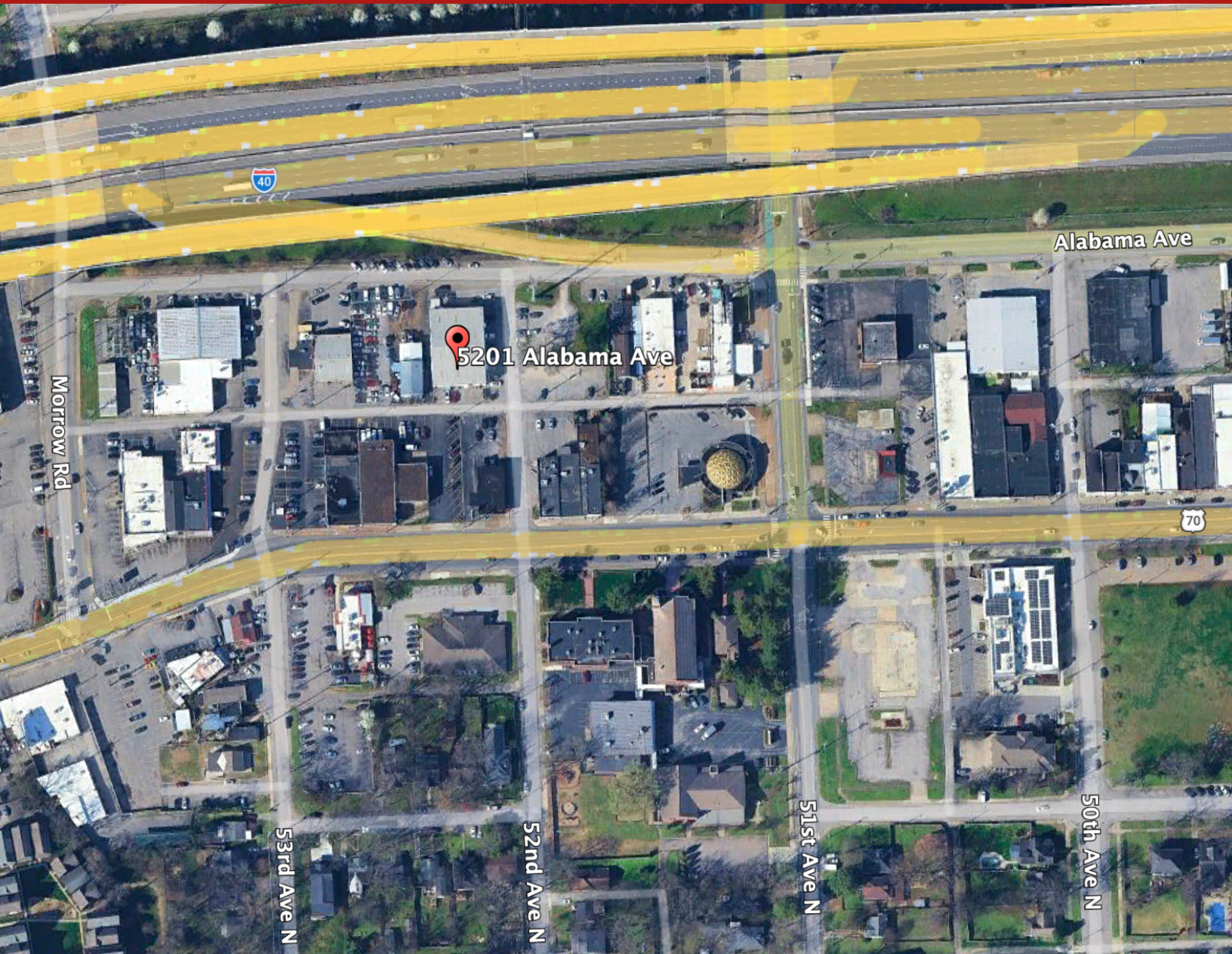


**FOR LEASE
5201 ALABAMA AVENUE
NASHVILLE, TN
± 11,400 SQUARE FOOT
WAREHOUSE**



- **FREE STANDING**
- **SINGLE TENANT**
- **FULLY CONDITIONED**
- **.335 ACRE CORNER LOT**
- **1 DOCK, 2 DRIVE-INS**
- **INTERSTATE VISIBILITY**

FOR LEASE
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NASHVILLE, TN



GREAT LOCATION. CORNER OF ALABAMA AVENUE AND 52ND AVENUE NORTH. INTERSTATE VISIBILITY. EASY ACCESS TO I-40 INTERCHANGE @ 46TH AVENUE NORTH.

LOCATION: 5201 Alabama Avenue, Nashville, Davidson County, Tennessee 37209. Property is located at the corner of 52nd Avenue and Alabama Avenue, just off intersection of Interstate I-40 @ 51st Avenue North, one block from Charlotte Avenue. Building fronts busy Interstate I-40 with great interstate visibility.

CONSTRUCTION: “Free-standing, single tenant” pre-engineered block and metal facility with 12’ high of block walls. Metal fascia above to roof. Erected 1989. Renovated in 2017. Roof is a pitched metal deck. Floors are concrete slab.

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DIMENSIONS AND BREAKDOWN OF SPACE: Total square feet on 2 levels is \pm 11,400 sf. Building 1st floor footprint is \pm 77' x 110' or 8,470 sf. First floor has \pm 2,000 sf of office space and \pm 6,470 sf of warehouse/storage space. 2nd floor office area is \pm 2,930 sf. There is also a \pm 1,500 sf mezzanine not included in the total square footage.

CEILING HEIGHTS: \pm 20' eaves, 24' center.

COLUMN SPACING: Center row of columns, 25.5' x 55'.

VENTILATION: Exhaust fan in warehouse along side wall. **ZONING:** CS, Commercial Service.

HVAC: Building is fully air conditioned and heated throughout.

LOT SIZE & PARKING: Nice corner lot, \pm .335 acres, 97.5' x 150'. Site is all asphalt paved with ample parking spaces.

UTILITIES: All public utilities serve the building, metered separately.

OFFICE AREA: Very nicely finished fully central HVAC office space. Main first floor offices are \pm 2,000 square feet. 2nd floor offices total \pm 2,930 sf.

POWER: 200 amp box, 240 volts, single phase. **LIGHTING:** Fluorescent or LED fixtures in warehouse with skylights.

TRUCK LOADING: Great truck loading! Front wall facing 52nd Avenue has large 12' wide x 14' high grade level drive-in door. Left side wall along alley has 10' wide x 14.5' high grade level drive-in door and right side wall facing Alabama Avenue has 10' x 10' overhead door accessing a covered and attached dock high loading concrete platform.

MISCELLANEOUS: Easy interstate access to I-40 interchange! Fronts along I-40 with great interstate visibility! Nice free standing single tenant warehouse on a fully paved lot.

LEASE RATE & TERMS: \$16.00/sf annually triple net with 4% annual increases. Minimum 5 year term requested. Operating expenses (OPEX) for 2025 total \$4.30/sf. Real estate taxes are \$3,727.89 per month (\$3.92/sf and currently being appealed) and building insurance is \$360.00 per month (\$.38/sf). Tenant pays for all utilities.

EXCLUSIVE AGENT:

TERRY C. SMITH

CHARTER DEVELOPMENT COMPANY

(615) 329 – 8000



ESTABLISHED 1986