

# For Lease

6-18 months

## Research & Development Laboratory

15,000-35,528 SF on 3 Acres in MetroCenter

515 GREAT CIRCLE ROAD | NASHVILLE, TN 37228



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# Property Details



## 515 Great Circle Road NASHVILLE, TN 37228

515 Great Circle Road is a 35,528 SF research and development laboratory offering 15,000-35,528 SF spaces. It is located just minutes from the Nashville downtown core in the MetroCenter submarket. Ceiling heights are 10.9' in the laboratory and 15.26' in the warehouse. The building also contains two walk-in coolers, a blow-out room, and an air generator room. The building comes equipped with a 120-480-amp, 3-phase electrical service with a heavy power diesel generator to provide uninterrupted electrical service to the laboratory, four zero air generators, four high-grade nitrogen generators, four low-grade nitrogen generators, four dry air generators, and two air compressors. The property sits on three acres and has a paved parking lot with approximately 150 parking spaces. Built in 1998, the building has undergone renovations in 2008, 2011, 2012, and most recently in 2013.

### PROPERTY HIGHLIGHTS



R&D Laboratory Facility



15,000-35,528 SF



6-18 months lease terms



Available 8/1/24



Renovated in 2013



\$15 NNN

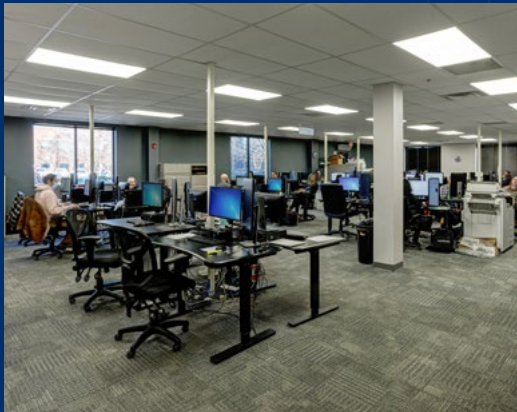


Located in an Opportunity Zone



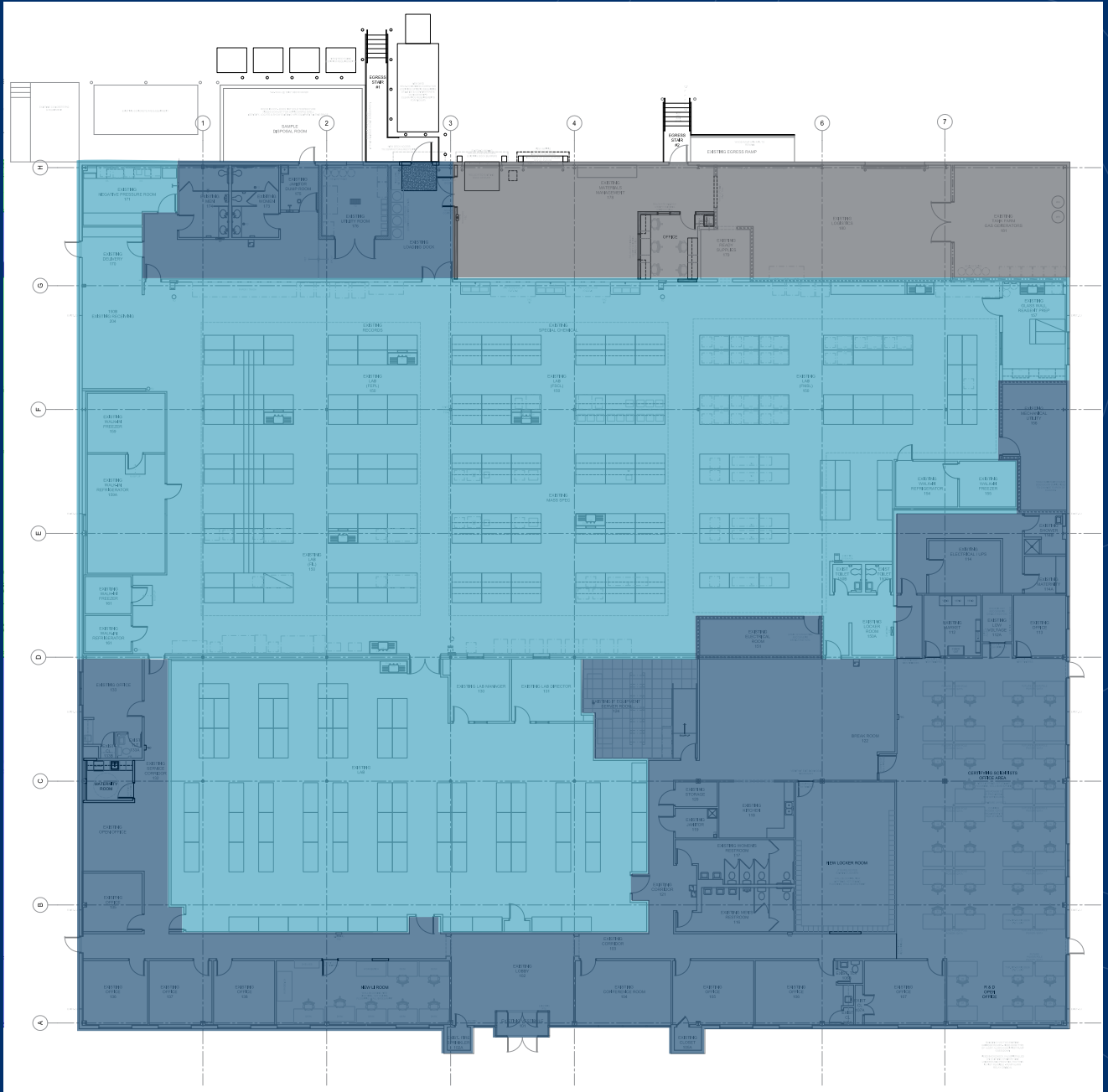
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# Property Details





# Floor Plan



35,528 SF



OFFICE SPACE  
12,975 SF



LABORATORY SPACE  
19,753 SF



WAREHOUSE SPACE  
2,980 SF



# Area Development and Amenities



## Dining

- Starbucks
- Dunkin Donuts
- Chick-fil-A
- Chipotle
- Smoothie King
- Arby's
- Jersey Mike's Subs
- McDonald's
- Wendy's
- Taco Bell
- Subway

## Residential (over 2,500 units)

- One Metrocenter Apartments
- The Presley Apartments
- Knox at Metrocenter
- Arya North Nashville
- Abberly Riverwalk

## Lodging

- SpringHill Suites by Marriott
- Home2 Suites by Hilton
- Holiday Inn Express
- Fairfield Inn & Suites
- Millennium Maxwell House Hotel
- Candlewood Suites

For more information, contact:

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