

FOR SALE

±5,000 SF on ±0.47 Acres

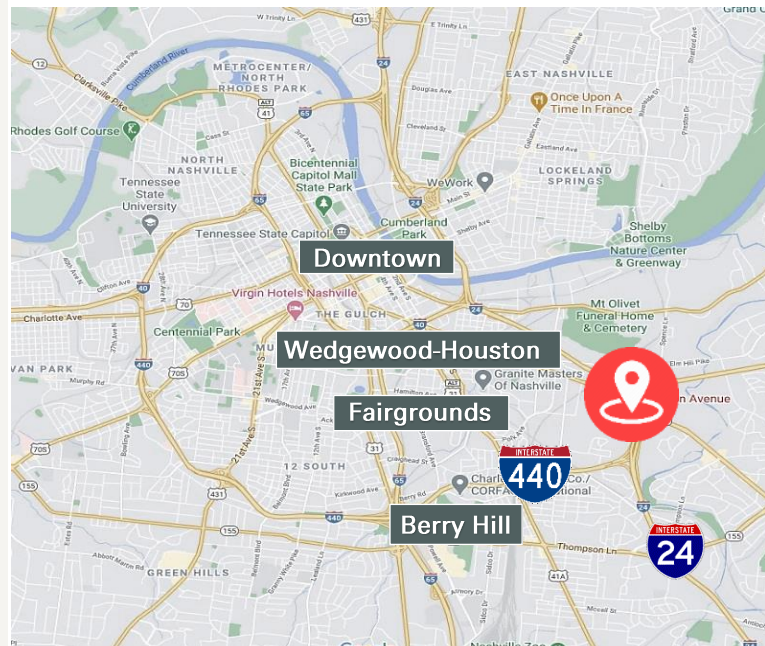
Rare Opportunity to Purchase a Fully Climate-Controlled Infill Flex Building within the I-440 Loop

255 Blanton Avenue, Nashville, TN 37210



HIGHLIGHTS

- Infill Flex Building
- **Reduced Price: \$1,775,000**
- ±5,000 SF Total on ±0.47 Acres
- ±2,700 SF Fully Air-Conditioned Warehouse/Storage
 - 12' Clear Height
 - (1) 10' x 10' Roll-Up Door
 - Exterior Dock Platform
- ±2,300 SF Office
 - Open Workspace
 - (7) Private Offices
 - (2) Restrooms
- Three Phase, 200 AMP Power Service
- Alarm/Security Camera System
- Fully Climate-Controlled Building
- Building completely gutted and renovated in 2014
- New metal roof in 2014 rebuild
- Additional parking/laydown storage in rear of building
- Zoned: IR (Industrial Restrictive)
- Prime location within the I-440 loop (±0.4 mile to access)
- ±3.2 Miles from downtown Nashville
- Easy access to I-440, I-24 and I-40



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
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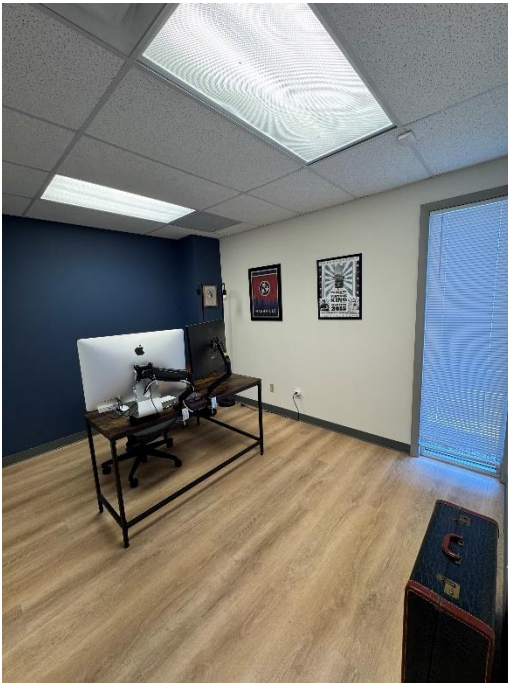
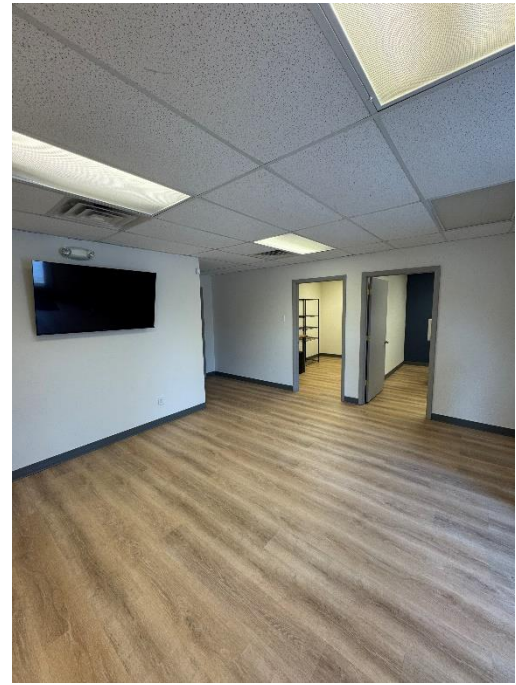
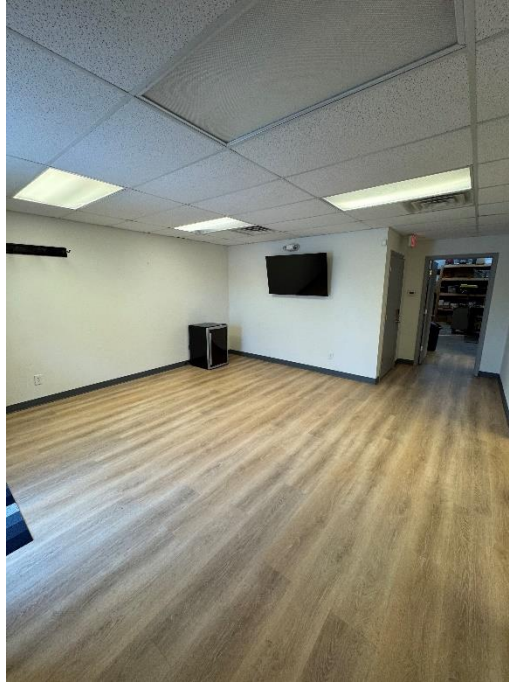
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