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FLEX (OFFICE/WAREHOUSE) LEASE AVAILABLE

321, 325, & 329 Homestead Rd

Nashville, TN 37207

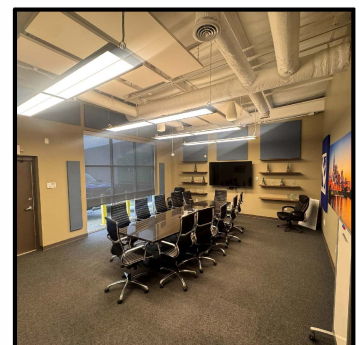
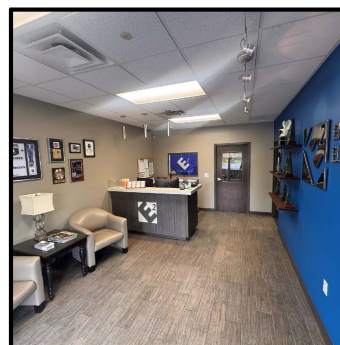
AVAILABLE JUNE 1, 2027

**6,256 SF (Office)
8,750 SF (Warehouse)**

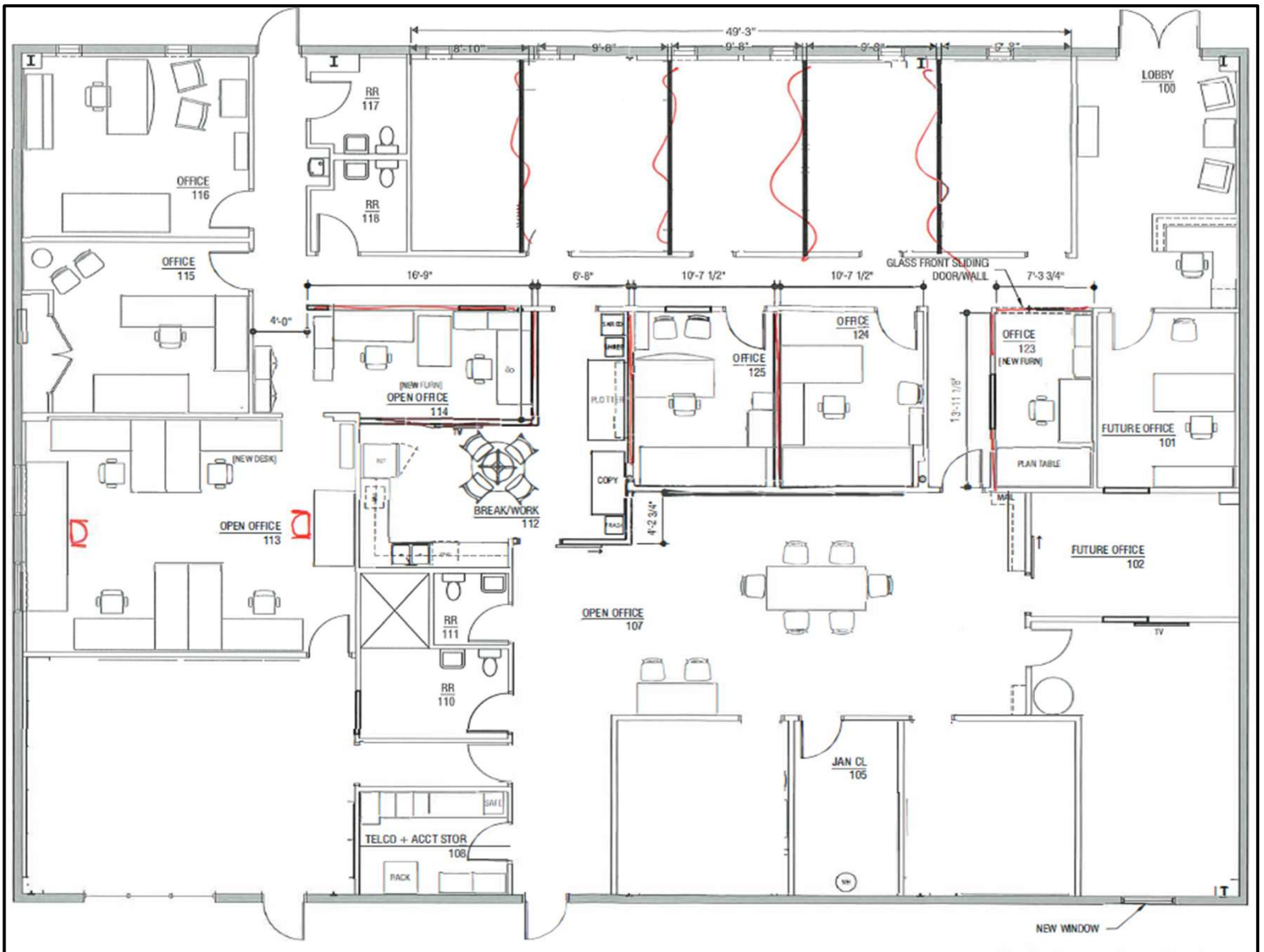
TOTAL - 15,006 SF

Property Details

<u>Rate:</u>	\$20.00/SF NNN
<u>Size:</u>	6,256 SF (Office) 8,750 SF (Warehouse) 15,006 SF Total +0.34 acres (add'l parking/laydown yard)
<u>Land Size:</u>	1.44 Acres
<u>Zoning:</u>	CS / CS-A
<u>Year Built:</u>	1998 / 2002
<u>Ceiling Height:</u>	18' - 24' Clear
<u>Access:</u>	Direct access to I-65
<u>Availability:</u>	June 1, 2027



321 Homestead Rd - Office

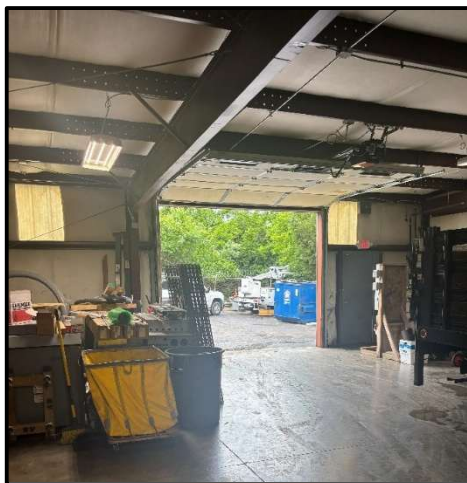
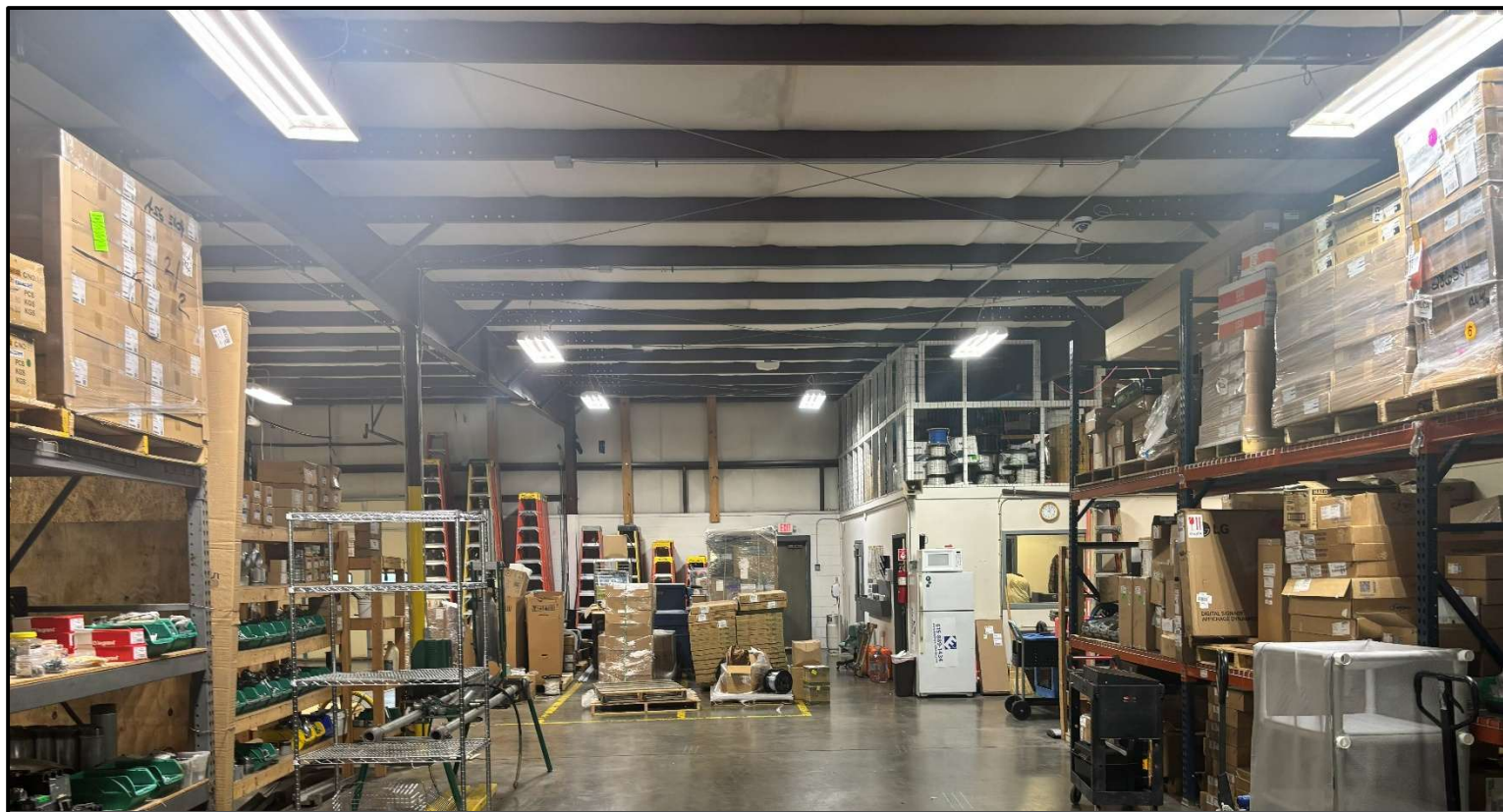


Key Highlights

- 13 Offices
- 10 Workstations
- Reception
- Break area
- Restrooms
- 6,256 SF (Office)



325 Homestead Rd - Warehouse



Key Highlights

- 2 dock doors
- 2 ground up doors
- 3 phase power
- Restrooms
- 10-ton HVAC unit
- 8,750 SF (Warehouse)



329 Homestead Rd - Secured Laydown Yard



Key Highlights

- Lay down yard / add'l parking
- Secured
- 0.34 Acreage Total



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