

# FOR LEASE

±41,614 SF Available

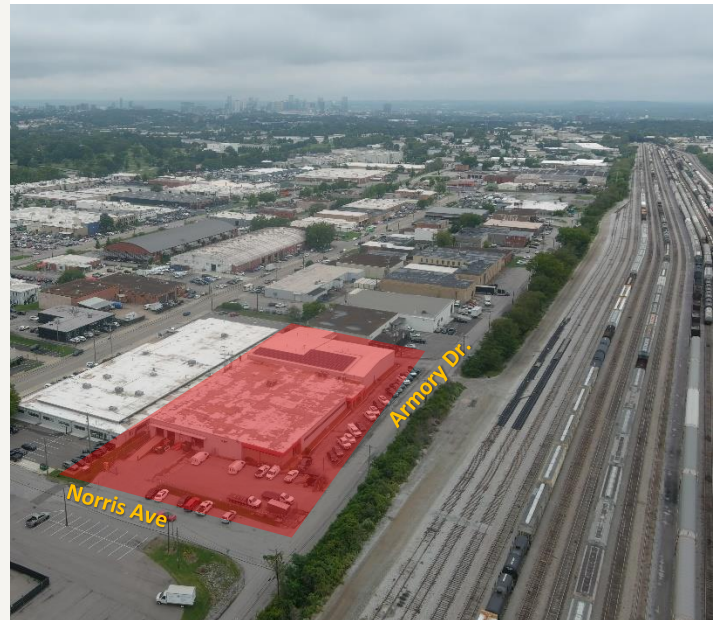
Industrial Space in the Sidco Drive/Powell Ave Corridor

2961 Armory Drive, Nashville, TN 37204



## HIGHLIGHTS

- ±41,614 SF on 1.64 Acres
- ±13,000 SF office
- ±28,614 SF Warehouse
  - Air-Conditioned Portion:
    - ±16,910 SF
    - (1) 14' x 10' dock door
    - (1) 10' x 8' dock door
    - (1) 10' x 8' ramped drive-in door
    - 15' clear height
  - Non Air-Conditioned Portion:
    - ±11,704 SF
    - (1) 10' x 8' dock door
    - 16'-18' clear height
- 12' Office ceilings
- Sublease Rate: \$9.50/SF NNN
  - Estimated Operating Expenses: \$2.50/SF
- 3-Phase 1,600 AMP, 240-Volt Electrical Service
- IR Zoning
- Up to 50 parking spaces
- Less than 1 mile to access I-65
- Located in the Sidco Drive/Powell Ave corridor



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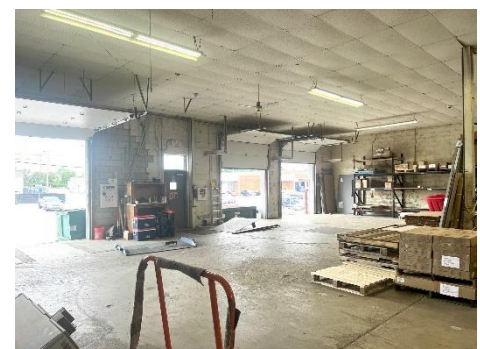
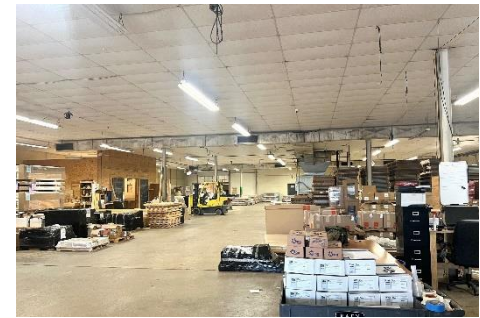
Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189



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Davidson County

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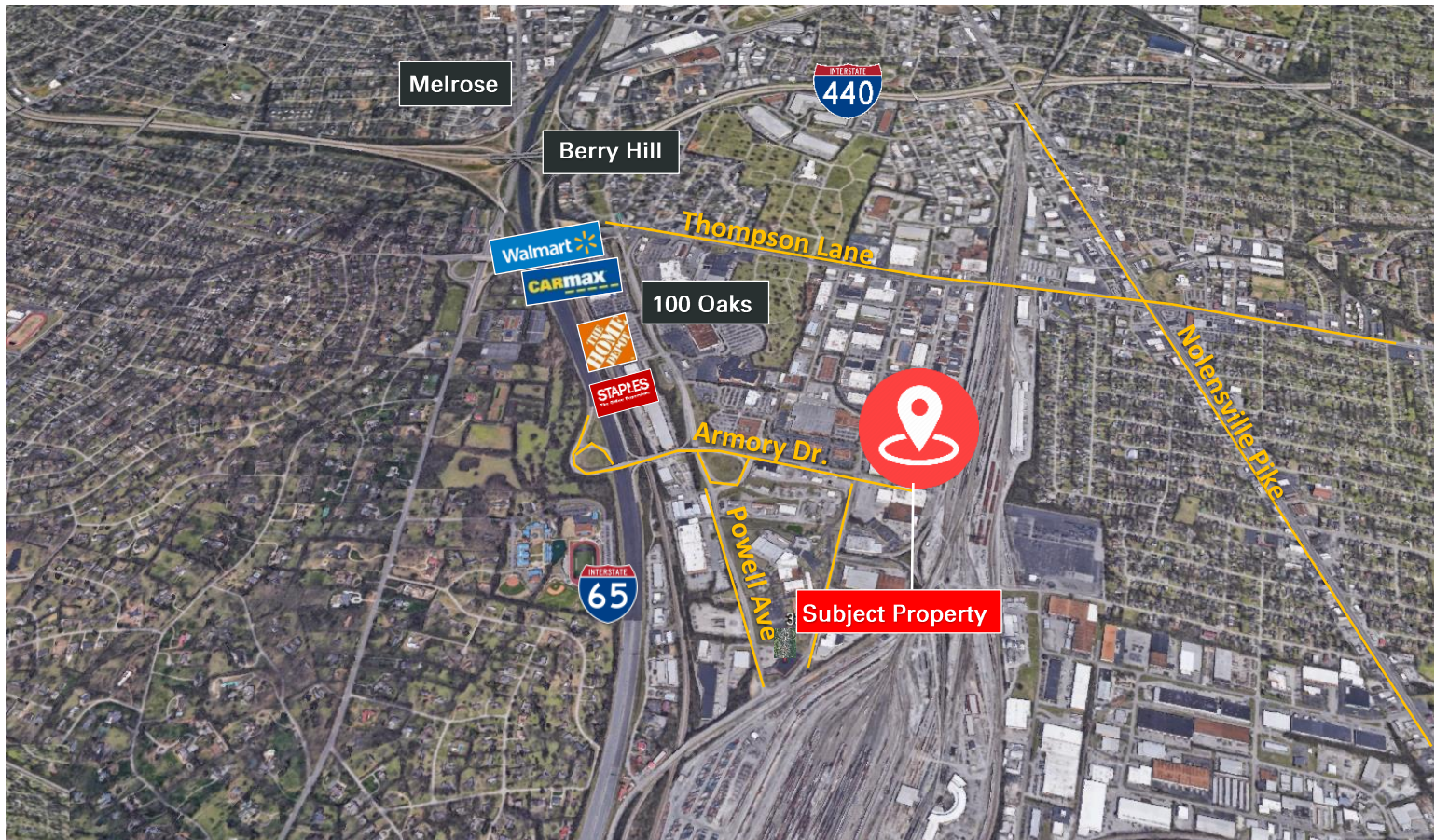
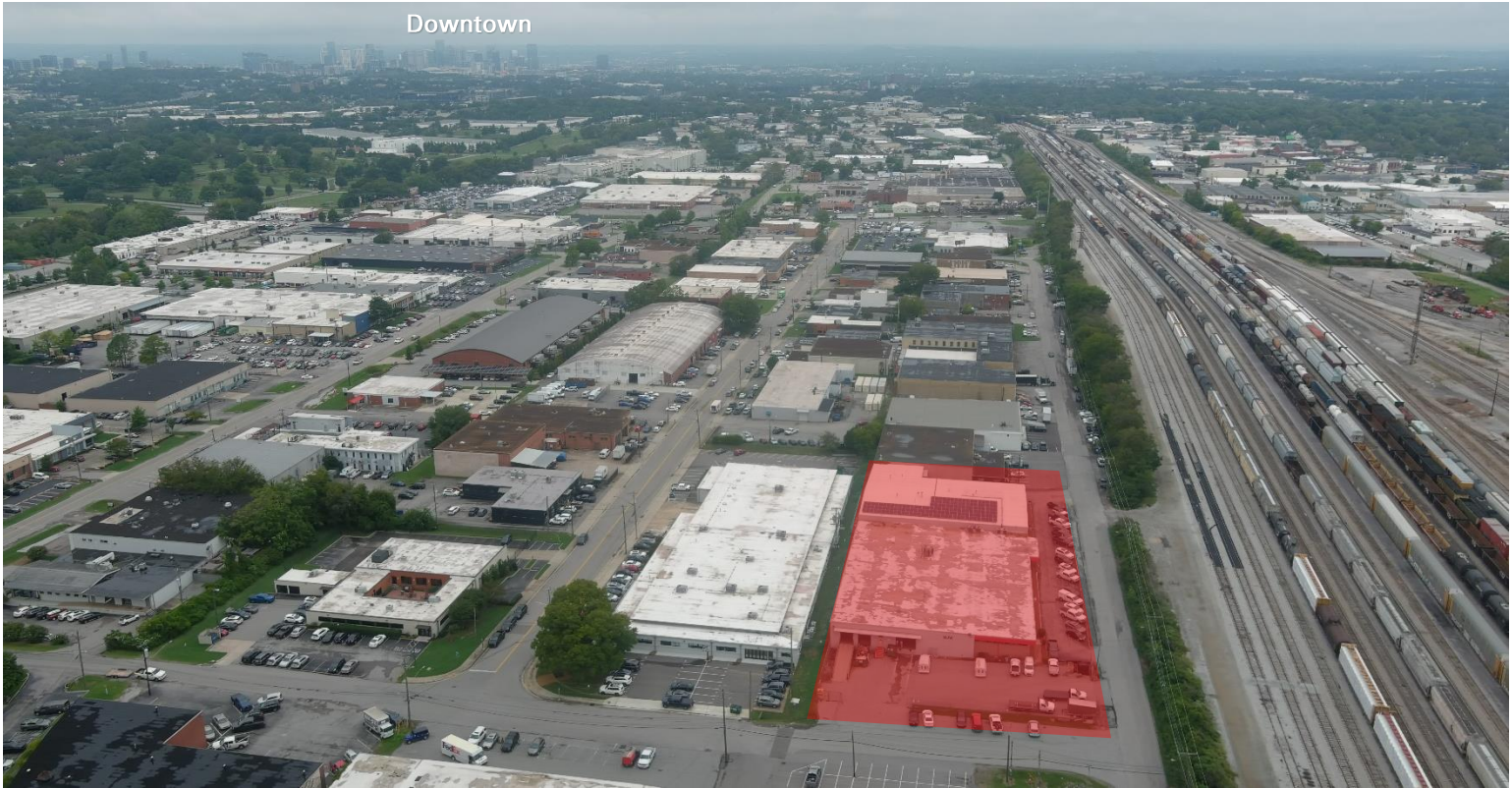
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