

FOR SALE

±17,042 SF Available

Opportunity to Purchase an Industrial Building in
the Allied Industrial Park

434 McNally Drive, Nashville, TN 37211



HIGHLIGHTS

- ±17,042 SF Industrial Building
- Sale Price: \$4,250,000
- Short Term Existing Lease on approximately 11,000 SF through 8/15/26
- Buyer can immediately occupy 1,000 SF of office and 4,000 SF of warehouse
- ±1,250 SF Office
- ±15,792 SF Warehouse
 - ±11,792 SF of Warehouse at 14' Clear Height
 - ±4,000 SF of Warehouse at 15' Clear Height
- 5 Loading Doors
 - (3) Doors onto Exterior Modified Dock Platforms
 - (2) Drive-in Doors (7' x 8' and 12' x 13')
- LED Lights in the majority of the warehouse
- 3-Phase, 400 amp/208 V Power
- Block Construction
- Zoned IR
- ±0.8 Acres
- Fenced Truck Court and Parking
- Prime location in the Allied Industrial Park



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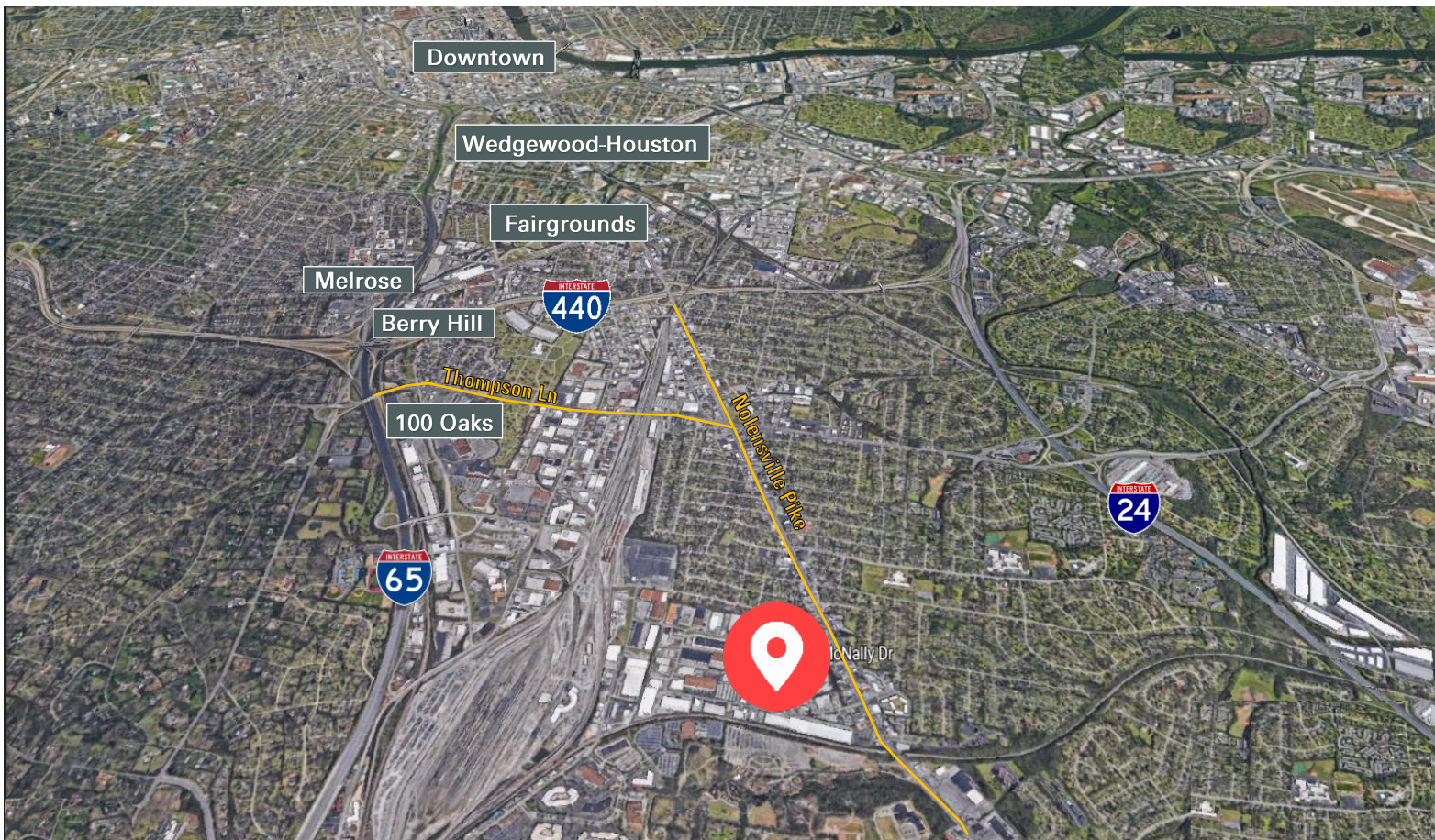
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±17,042 SF Available
Industrial Building

434 McNally Drive
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.



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