

FOR LEASE

±77,453 SF Available

Industrial Space in the Brick Church Business Park

400 Brick Church Park Drive, Nashville, TN 37207

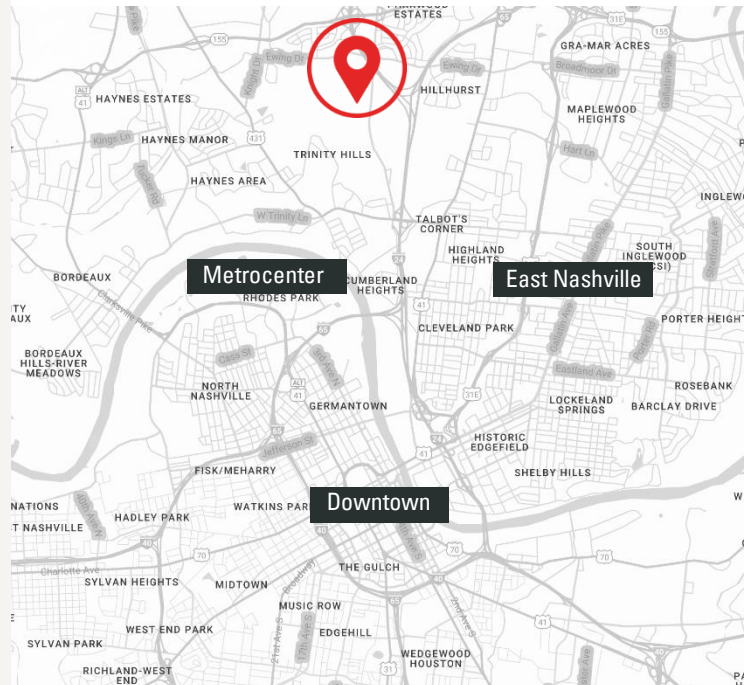


HIGHLIGHTS

- ±77,453 SF
- ±8,000 SF Office
- Zoned IWD
- Lease Rate: \$11.00/ SF NNN
- Located off I-24 within the Briley Parkway loop in the Brick Church Business Park

ESTIMATED 2025 OPERATING EXPENSES

- | | |
|------------------|-------------------|
| ▪ Taxes: | \$0.80/ SF |
| ▪ Insurance: | \$0.39/SF |
| ▪ CAM: | \$0.29/SF |
| ▪ Management Fee | 3.5% of Base Rent |



Hi Lewis, SIOR

First Vice President

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hilewis@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.

760 Melrose Avenue

Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Lease
±77,453 SF
Industrial Building

400 Brick Church Park Drive
Nashville, TN 37207
Davidson County

**CHARLES
HAWKINS CO.**

BUILDING SPECIFICATIONS

- Clear Heights: 23'6" - 27'4"
- 27' x 47'6" Column Spacing
- Heavy Power
- LED Lights
- (13) 8' x 10' Dock Doors, (1) 16' x 16' Dock Door
- Sprinklered
- Suspended Gas Warehouse Heaters
- Wall Mounted Ventilation Fans
- Block and Metal Construction



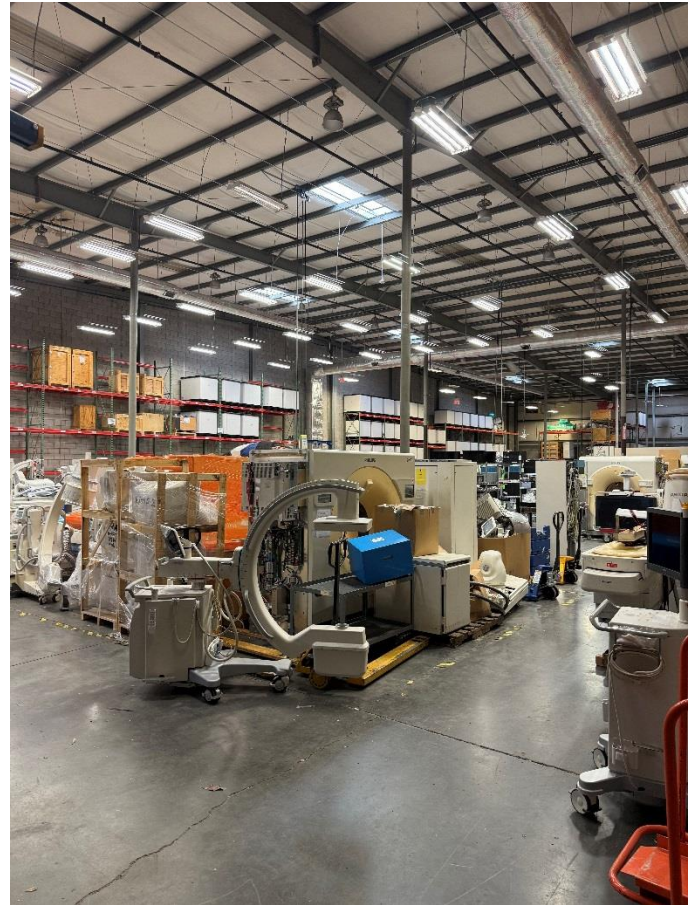
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