

SALE OR LEASE

±21,990 SF | Industrial Building with Frontage on Briley Pkwy

CHARLES
HAWKINS CO.
Commercial Real Estate Services



121 DULUTH AVE
NASHVILLE, TN

McNeill Stout
Vice President
C: (615) 403 - 8034
mstout@charleshawkinsco.com

Kevin Irwin, SIOR
Senior Vice President
C: (407) 408-5676
kirwin@charleshawkinsco.com

Jackson Paisley
Vice President
C: (931) 644-0689
jpaisley@charleshawkinsco.com

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256 - 3189
www.charleshawkinsco.com



SALE OR LEASE

INDUSTRIAL BUILDING

SIZE	±21,990 SF
ZONED	IR: Industrial Restrictive
ACREAGE	±1.63
LOCATION	Great location adjacent to the Nations Site offers significant frontage on Briley Pkwy

LEASE RATE **\$14.50/SF NNN**

REDUCED PRICE **\$5,400,000**

Operating Expenses

Taxes: \$1.20/SF
Insurance: \$0.49/SF

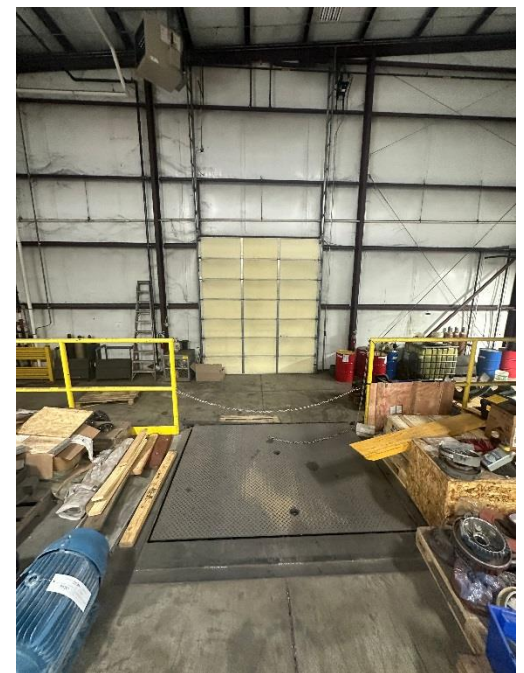
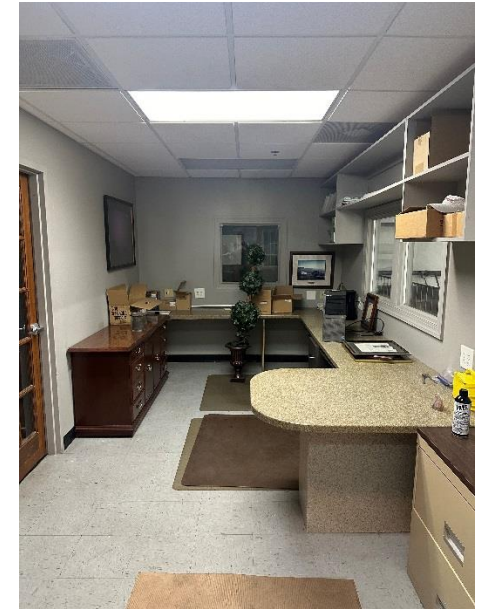
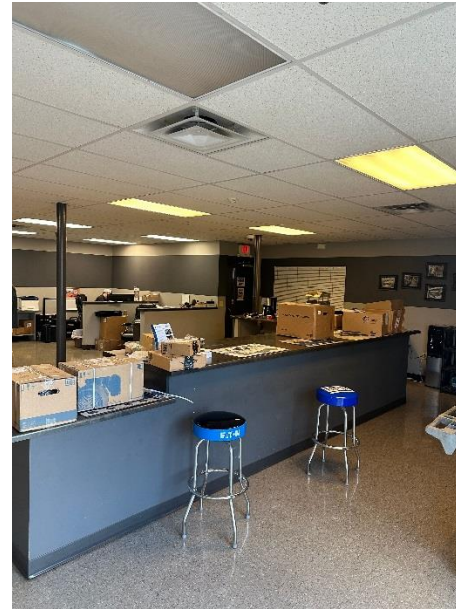
Building Specifications

- ±1,200 SF Office on the 1st floor
- ±1,000 SF Mezzanine
- 3- Private offices
- Office and warehouse restrooms
- Show room / cubicle area
- Parts counter
- 22' - 25' Clear height
- 60'x 25' Column Spacing
- 1 - 5 Ton crane
- 1 - 2 Ton crane
- 1 - 1 Ton crane
- 1 - 1/2 Ton crane
- LED warehouse lights
- 50 Tonnes of Warehouse HVAC
- Gas fired heaters
- Paint booth
- Interior dock well with leveler
- 1 - 12' x 14' Drive-in door
- 1200 Amp 480v electrical service

PHOTOS



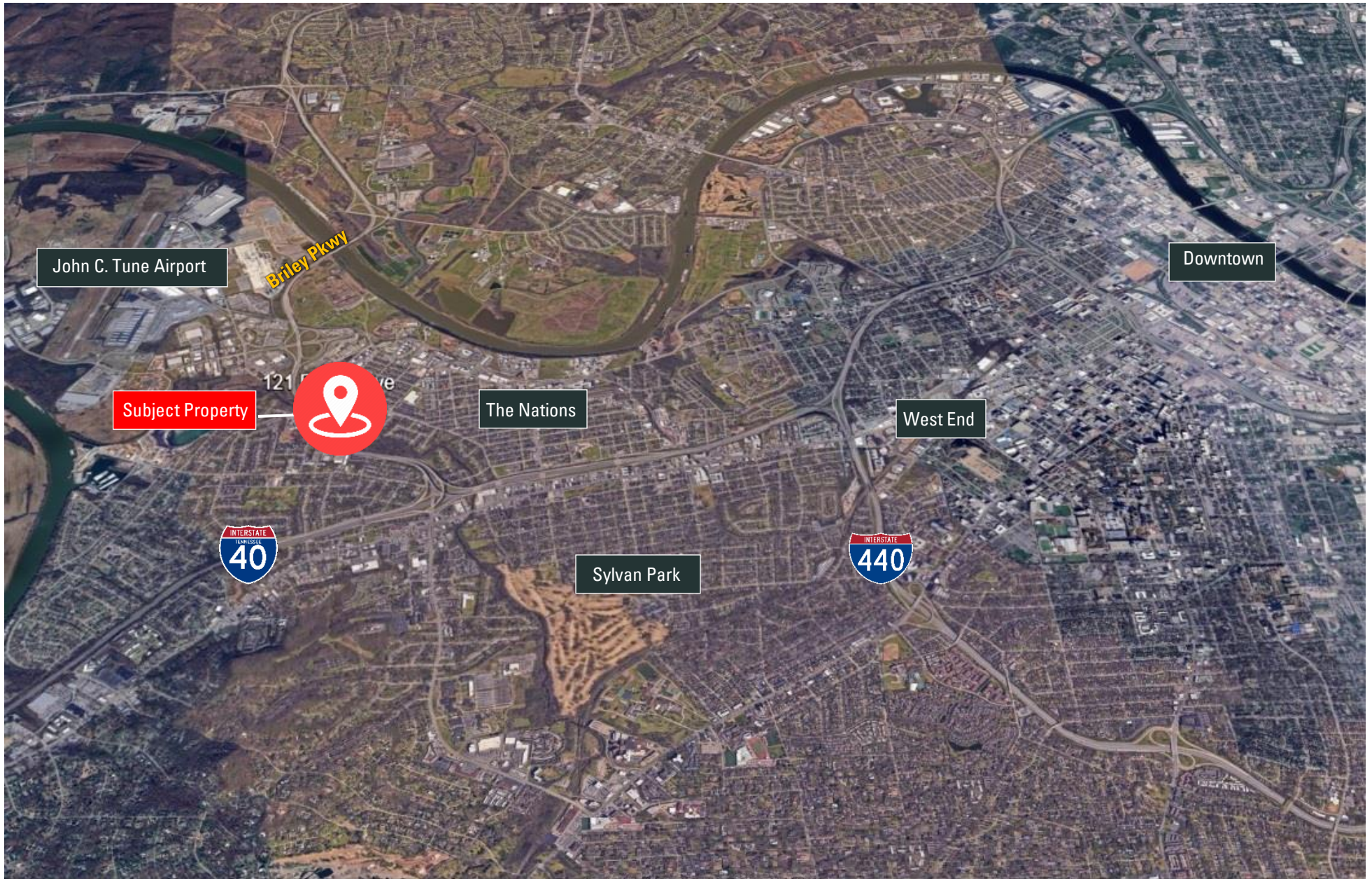
PHOTOS



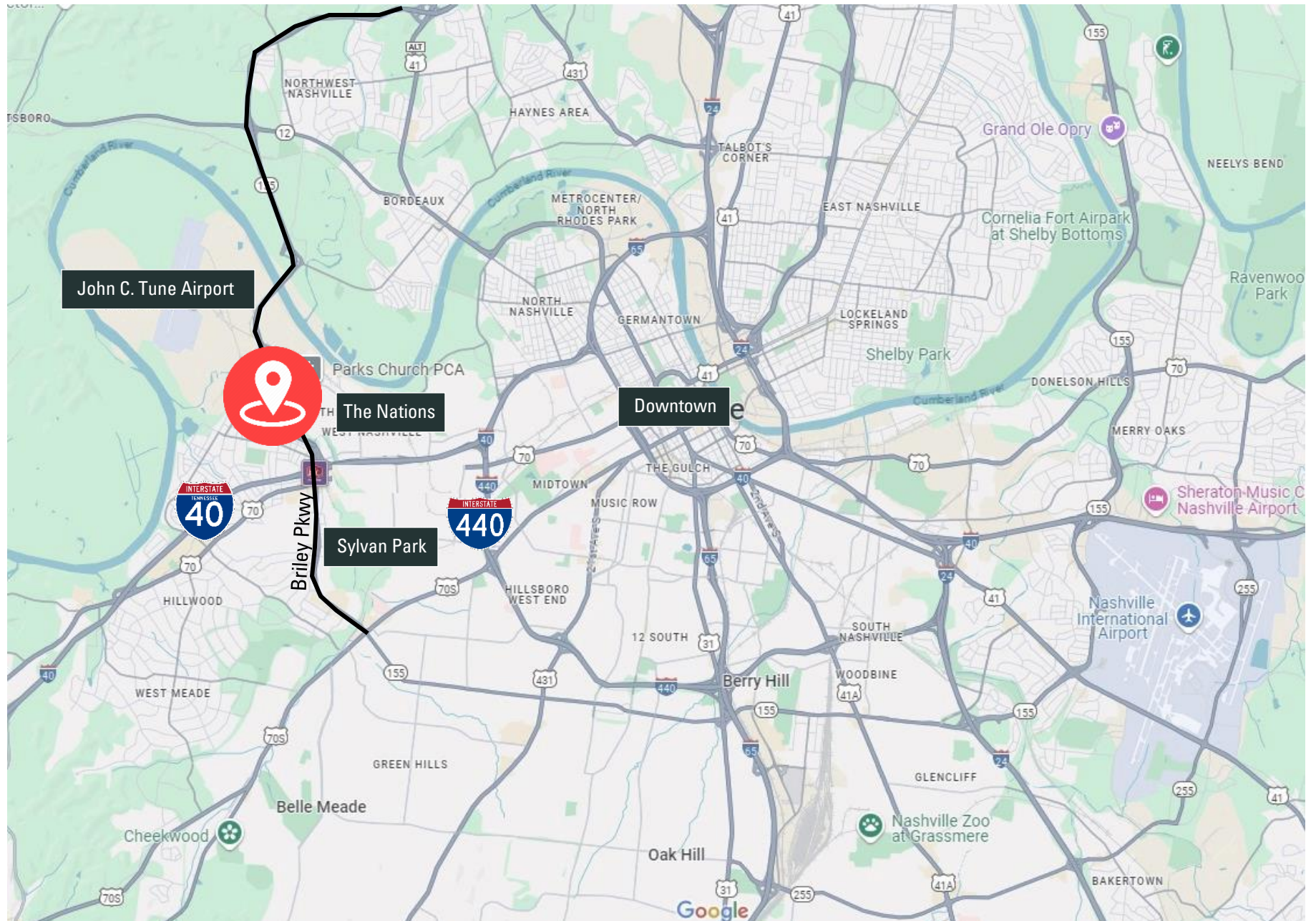
DRONE PHOTO

Downtown





LOCATION MAP



ACCESS



121 DULUTH AVE
NASHVILLE, TN



McNeill Stout
Vice President
C: (615) 403 - 8034
mstout@charleshawkinsco.com

Kevin Irwin, SIOR
Senior Vice President
C: (407) 408-5676
kirwin@charleshawkinsco.com

Jackson Paisley
Vice President
C: (931) 644-0689
jpaisley@charleshawkinsco.com

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256 - 3189
www.charleshawkinsco.com

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services