

SUBLEASE

±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: \$1.65/SF
- Sublease expires 12/31/2025
- Available 2/1/2025
- 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



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Hi Lewis, SIOR
First Vice President
O: 615.345.7230
hilewis@charleshawkinsco.com

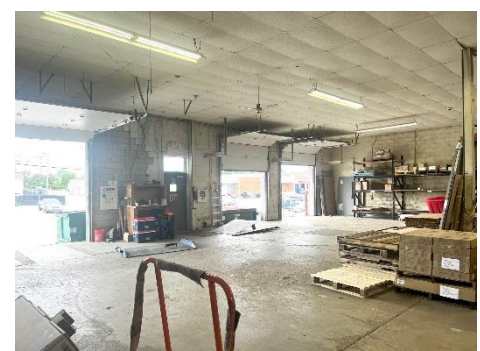
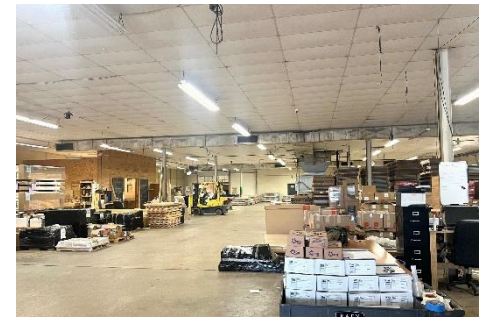
Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

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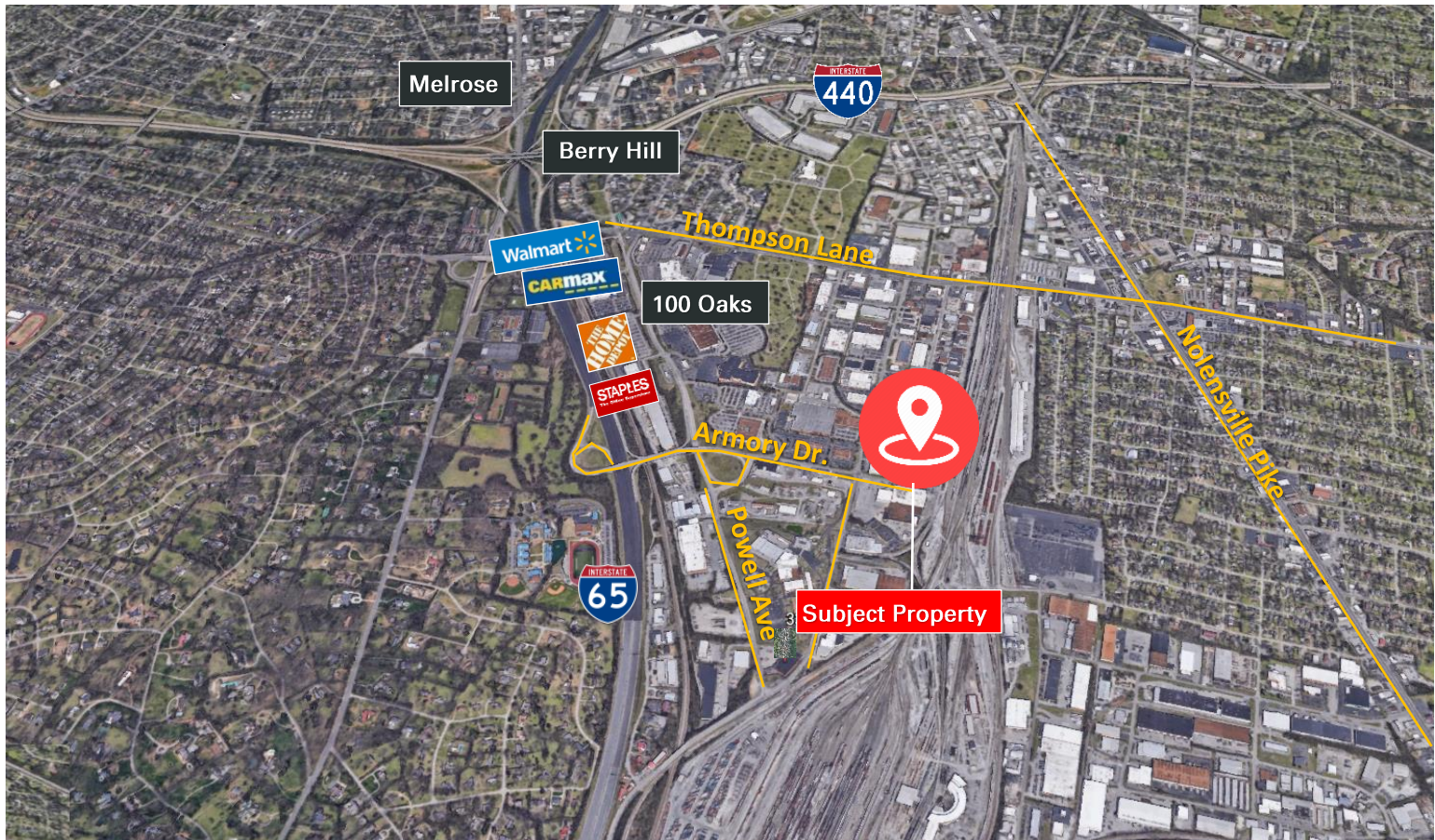
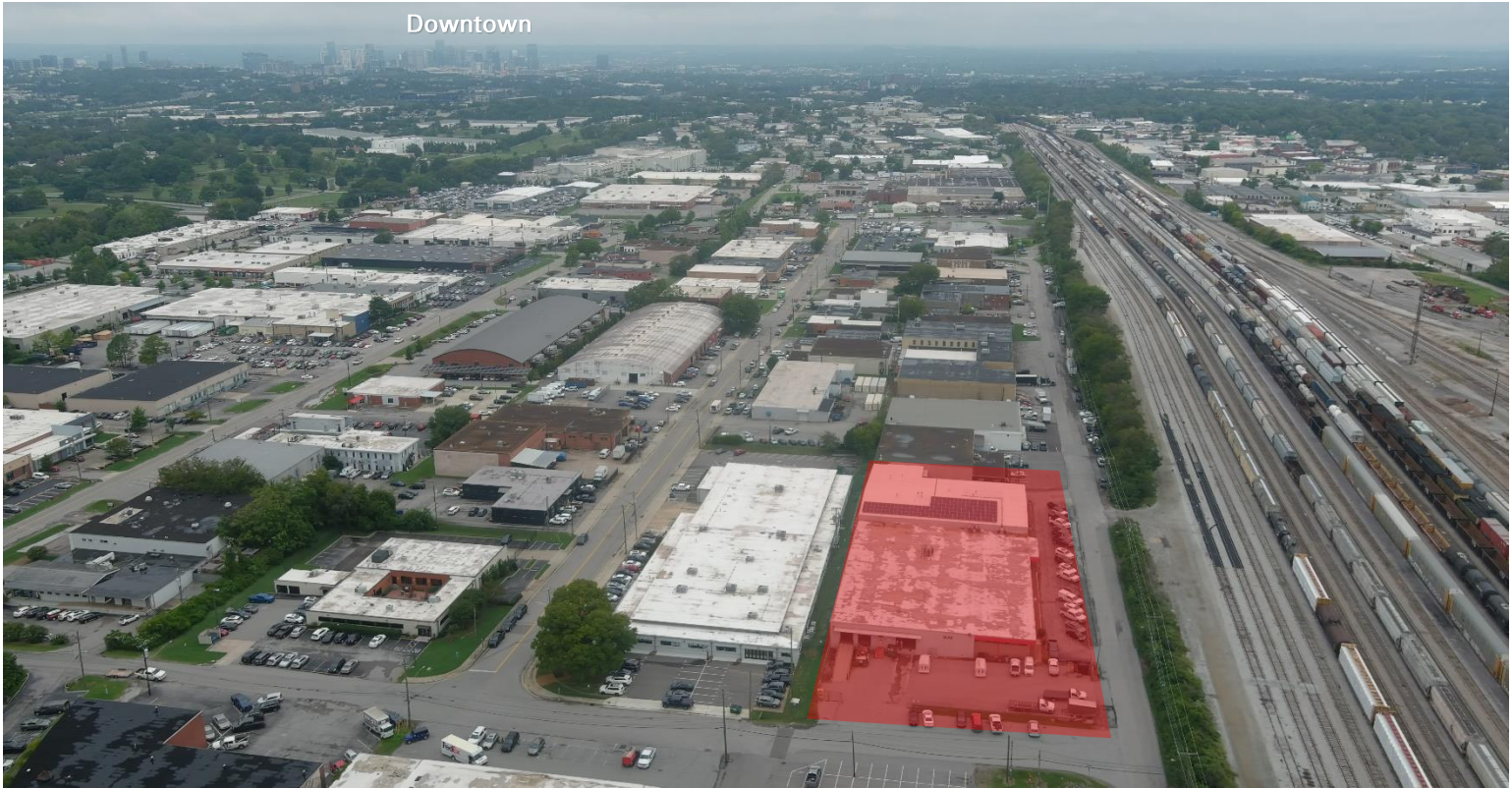
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