

# FOR SALE

±6,300 SF Available

Industrial Owner/User or Investment  
Opportunity in the Nolensville Pike Corridor

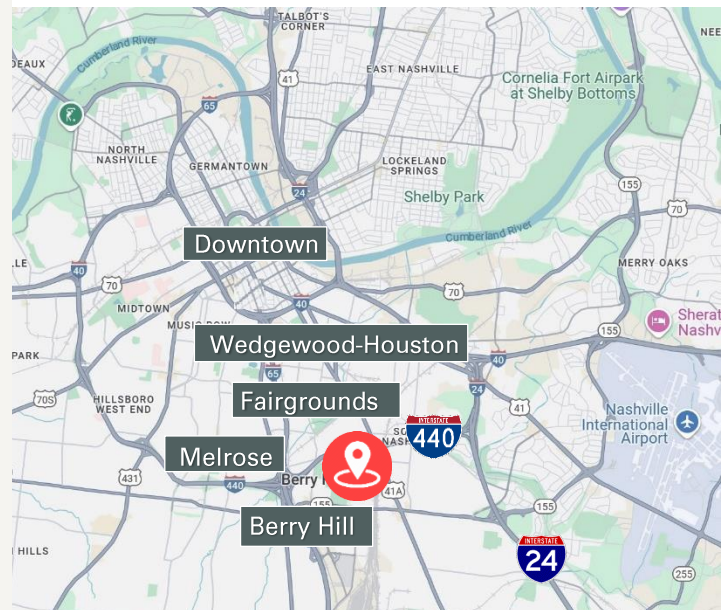
2704 Eugenia Ave, Nashville, TN 37211



## HIGHLIGHTS

- Infill Industrial Property
- Owner/User or Investment Opportunity
- ±6,300 SF
- Building is currently demised into (3) separate spaces
- ±0.34-Acre site
- Sale Price: \$2,037,000
- Zoned IWD
- 16' – 18' Clear height
- 3-Phase, 400-amp electrical service
- ±0.8 Miles to I-440 on/off ramp
- In close proximity to Berry Hill, 100 Oaks and the Fairgrounds in the Nolensville Pike corridor
- *Lease snapshot detailed on the next page*

**Do not disturb tenants. Must  
contact agents for showings.**



**Jake Morris**  
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First Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026

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Industrial Building

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Davidson County

CHARLES  
HAWKINS CO.

# LEASE SNAPSHOT

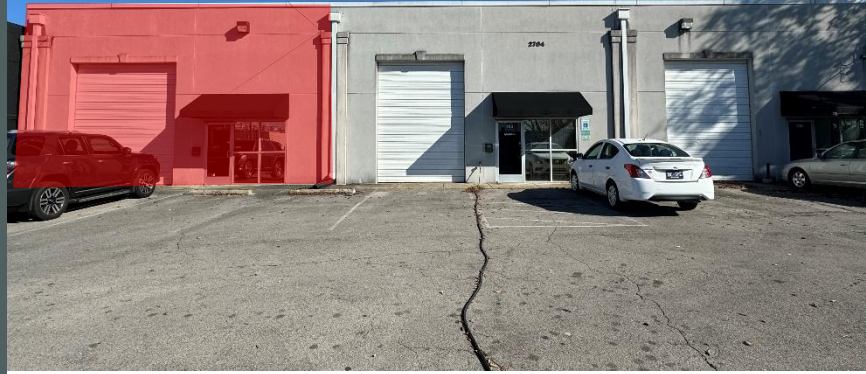
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## Suite 101

## Tenant #1

±2,400 SF  
±350SF office  
Fully air-conditioned  
(1) Drive-in Door (12'x14')

Rate: \$2,325/Month NNN  
Monthly Payment: \$2,325  
Yearly Payment: \$27,900  
Lease Expiration: Month-Month



## Suite 102

## Tenant #2

±1,785 SF  
±350 SF office  
Fully air-conditioned  
(1) Drive-in Door (10'x14')

Rate: \$2,267.33/Month NNN  
Monthly Payment: \$2,267.33  
Yearly Payment: \$32,007.96  
Lease Expiration: 10/31/2025



## Suite 103

## Tenant #3

±2,037 SF  
±300 SF office  
(1) Drive-in Door (10'x14')

Rate: \$3,694/Month NNN  
Monthly Payment: \$3,694  
Yearly Payment: \$44,328  
Lease Expiration: 12/31/2025



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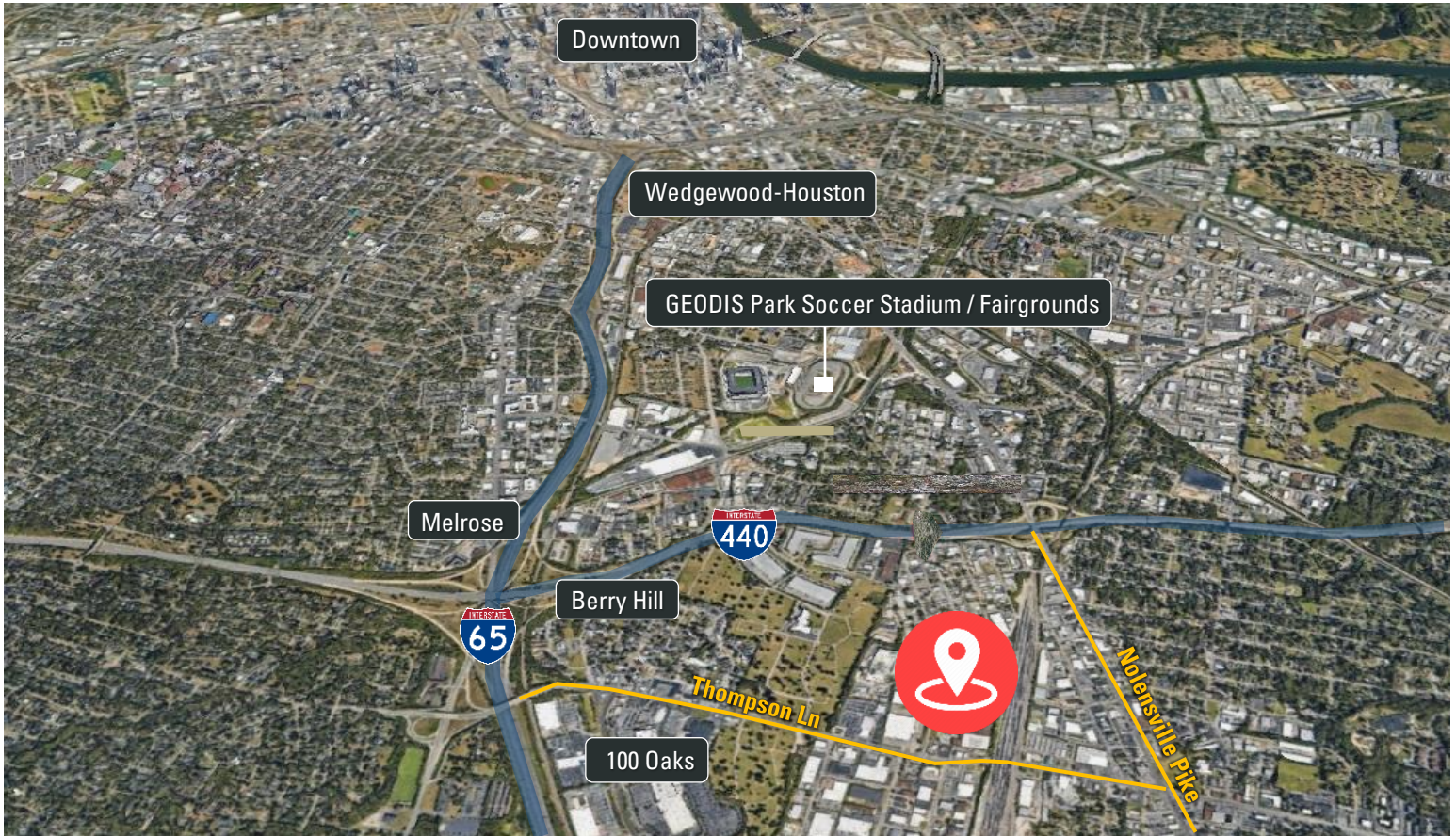


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