

12,000± SF Industrial Building
For Lease or Sale
Available 8/1/2026

1900
SOUTHERLAND
DR



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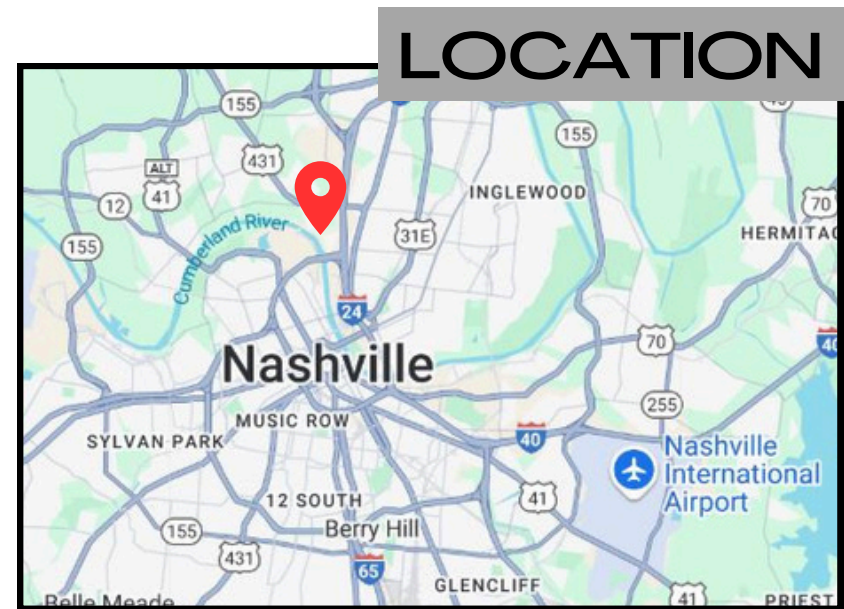
615-256-7114

www.horrellcompany.com

3030 Sidco Drive, Nashville, TN 37204

PROPERTY OVERVIEW

ADDRESS	1900 Southerland Dr Nashville, TN 37207
PRICE	For Sale \$3,700,000 For Lease \$15.00 PSF NNN
OPEX	\$2.85 PSF EST.
AVAILABLE SF	12,000 \pm SF Total 8,000 \pm SF Warehouse 4,000 \pm SF Office 660 \pm SF Mezzanine Storage
ZONING	IWD
ELECTRICAL	400 AMP / 208 Volt - 3 Phase
CLEAR HEIGHT	13' - 20'
DOORS	(3) 10' x 14' Drive-In Doors
ACERAGE	1.62 Acres
HIGHLIGHTS	Ample Parking Fenced Parking / Outside Storage Multiple Private Offices Multiple Restrooms Gas Heat in Warehouse Clear Span



Near Downtown Nashville
Close Proximity to I-65 & I-24



OFFICE HIGHLIGHTS & PHOTOS



PRIVATE OFFICE



RECEPTION AREA



HIGHLIGHTS

- 4,000+ SF Office Area
- Entry Foyer & Reception Area
- (1) Executive Office w/ Private Restroom
- (1) Executive Office w/ Private Restroom, Shower, and Washer and Dryer Hookups
- (5) Private Offices & Large Shared Office
- (2) Additional Restrooms in Office Area
- Combined Shower / Conference Room / Kitchen
- Breakroom w/ Kitchen

WAREHOUSE HIGHLIGHTS & PHOTOS



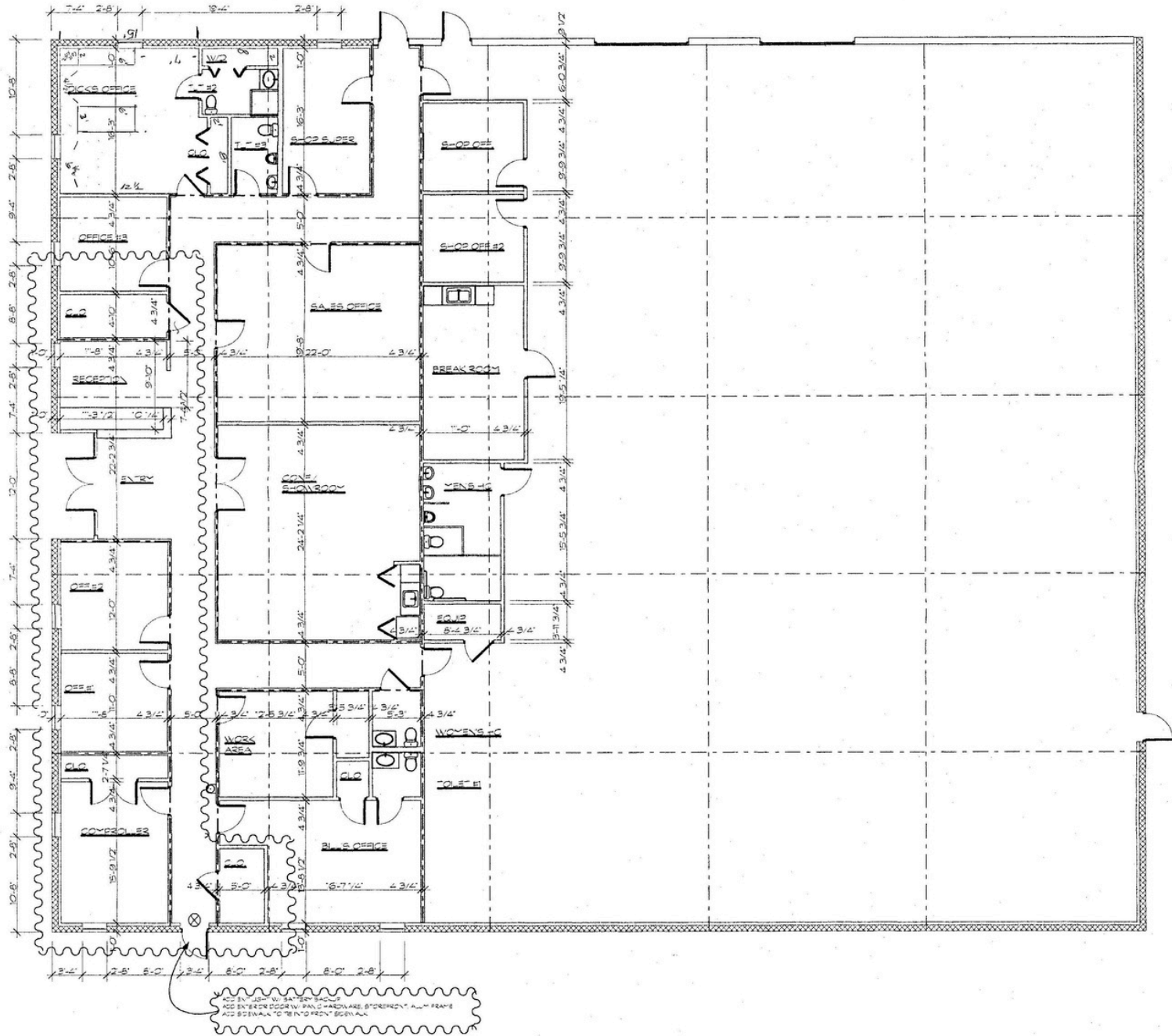
HIGHLIGHTS

- 8,000+ SF Warehouse Area
- (3) 10' x 14' Drive-In Doors
- 400 AMP / 208 Volt - 3 Phase
- 13' - 20' Clear Height
- Clear Span
- Gas Heat
- (2) Private Offices
- Breakroom w/ Kitchen
- (1) Restroom
- Halogen Lighting
- Skylights

EXTERIOR PHOTOS



FLOOR PLAN



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