

2605/2607 & 2609/2611 CRUZEN ST

Nashville, TN 37211



INDUSTRIAL SPACE FOR LEASE

4,650 \pm SF & 11,500 \pm SF

TOTAL: 16,150 \pm SF



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SPACE HIGHLIGHTS

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$15.00 - \$17.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	4,650 _± UP TO 16,150 _± SF TOTAL
ACERAGE	2.5 _± Acres
ZONING	IWD
ELECTRICAL	400 AMP - 3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(1) 8' x 10' Dock Door (1) 10' x 12' Int Drive Through Door Connecting the Other Suite

HIGHLIGHTS

- (1) Private Office / Reception Area
- (1) Restroom
- (2) Sinks
- Heated & Cooled Throughout
- Skylights
- Metal Halide Lighting
- Ample Parking
- Storefront Windows



SUITE BREAKDOWN OF UP TO 16,150_± SF

ADDRESS	2605-2607 Cruzen St Nashville, TN 37211
PRICE	\$17.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	4,650 _± SF TOTAL
ACERAGE	2.5 _± Acres
ZONING	IWD
ELECTRICAL	400 AMP - 3 Phase Electrical
CLEAR HEIGHT	16'-18' Clear Height
DOORS	(1) 8' x 10' Dock Door (1) 10' x 12' Int Drive Through Door Connecting the Other Suite
HIGHLIGHTS <ul style="list-style-type: none"> • (1) Private Office / Reception Area • (1) Restroom • (2) Sinks • Heated & Cooled Throughout • Skylights • Metal Halide Lighting • Ample Parking • Storefront Windows 	

ADDRESS	2609-2611 Cruzen St Nashville, TN 37211
PRICE	\$15.00 PSF NNN \$1.97 PSF EST. OPEX
AVAILABLE SF	11,500 _± SF TOTAL
ACERAGE	2.5 _± Acres
ZONING	IWD
ELECTRICAL	200 AMP - 3 Phase Electrical 400 AMP - 3 Phase Electrical
	16'-18' Clear Height
	(3) 8' x 10' Dock Platform Door (1) 8' x 10' Dock Door w/ Leveler
HIGHLIGHTS <ul style="list-style-type: none"> • (5) Private Office • (2) Storage Areas • (2) Separate Restrooms w/ Stalls • (1) Break Room • (1) Waiting / Reception Area • Heated & Cooled Throughout • Skylights • Fluorescent Lighting • LED Lighting • Ample Parking • Storefront Windows <p>**Pictures Coming Soon of this Suite**</p>	

