

FOR LEASE

±191,475 SF Available

Industrial Leasing Opportunity Inside the I-440 Loop

485 Craighead Street, Nashville, TN 37204



HIGHLIGHTS

- ±191,475 SF Total
 - Warehouse: ±176,822 SF
 - Office: ±14,653 SF
- Lease Rate: \$7.95/ SF NNN
- Fenced outside storage
- Sprinklered
- 22' – 32' Clear height
- (22) Dock doors
- (2) Drive-in doors
- 156 Car parks
- Powermatic heating systems in the warehouse
- Located in District 3 (Bransford District) of the Berry Hill zoning ordinance
 - Please see link below for approved uses:
<https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bidId=>
- Central location with frontage on Craighead Street
- Near the Fairgrounds & GEODIS Park
- Easy access to both I-65 and I-440
- Interstate visibility from I-65



Clancy Hoban, CCIM

First Vice President

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Exclusively listed by:

Charles Hawkins Co.

760 Melrose Avenue

Nashville, TN 37221

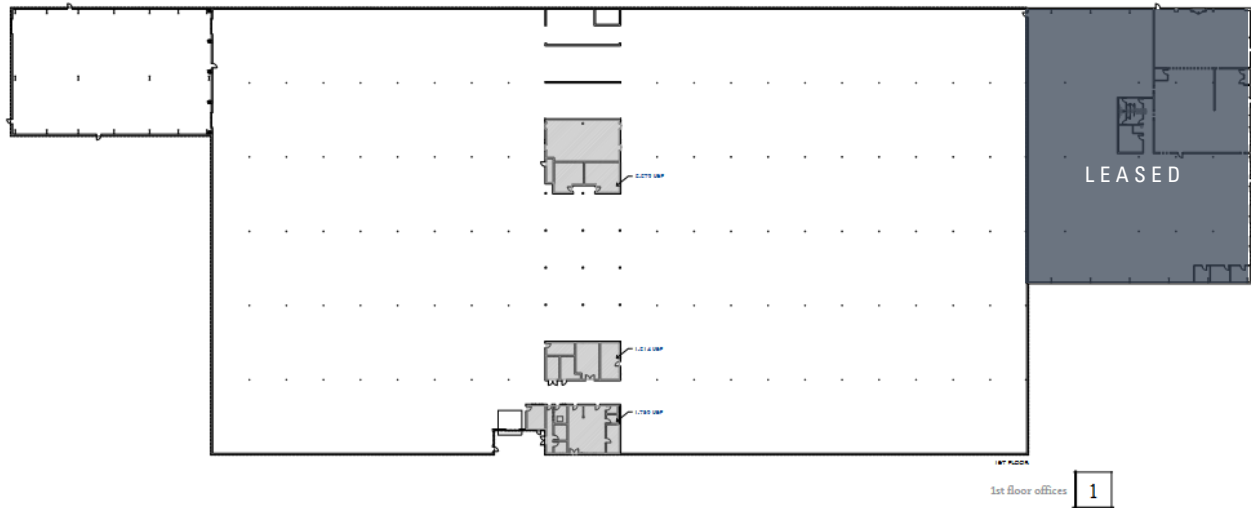
T: 615.256.3189 / F: 615.254.4026

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Industrial Space

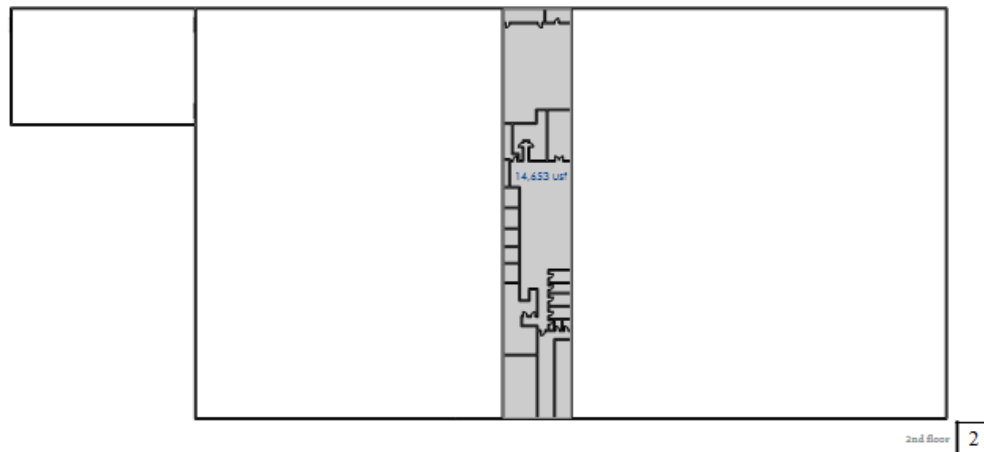
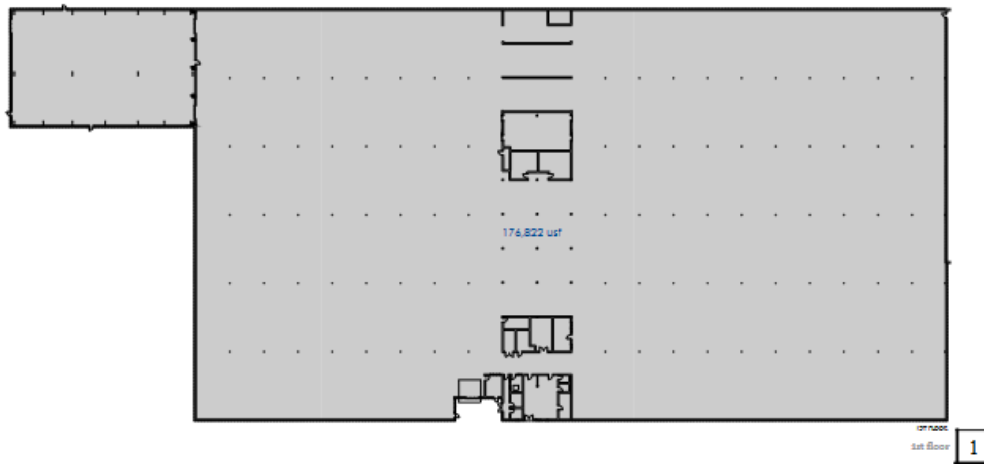
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Davidson County

CHARLES
HAWKINS CO.

1st Floor (Floor Plan)



2nd Floor (Floor Plan)



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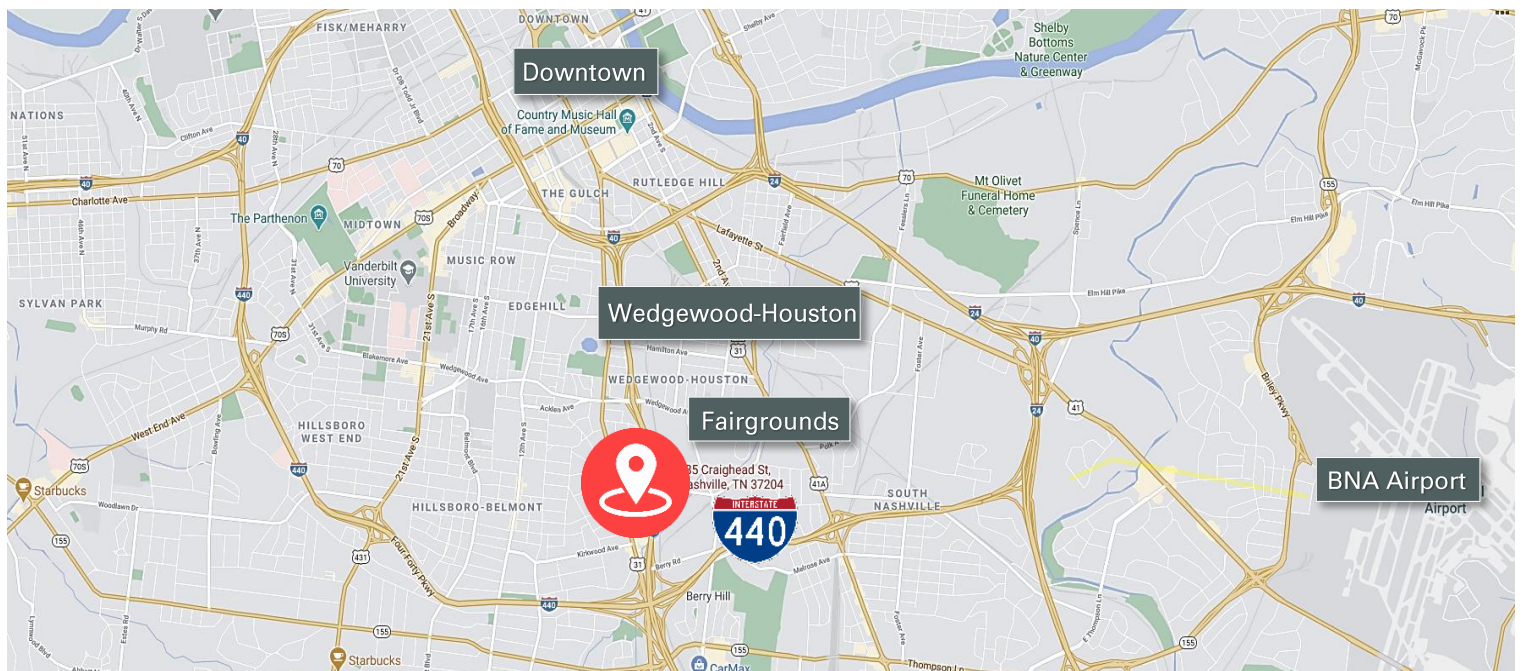
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AERIAL / MAP



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