CHARLES HAWKINS CO.

FOR LEASE

±191,475 SF Available Industrial Leasing Opportunity Inside the I-440 Loop



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/Post er?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 O: 615.345.7219 choban@charleshawkinsco.com **Tee Patterson, SIOR** First Vice President O: 615.345.7229 tpatterson@charleshawkinsco.com



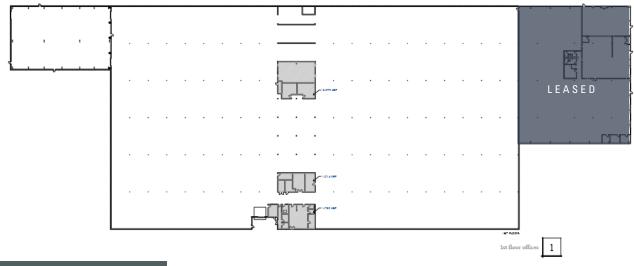
Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T: 615.256.3189 / F: 615.254.4026

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

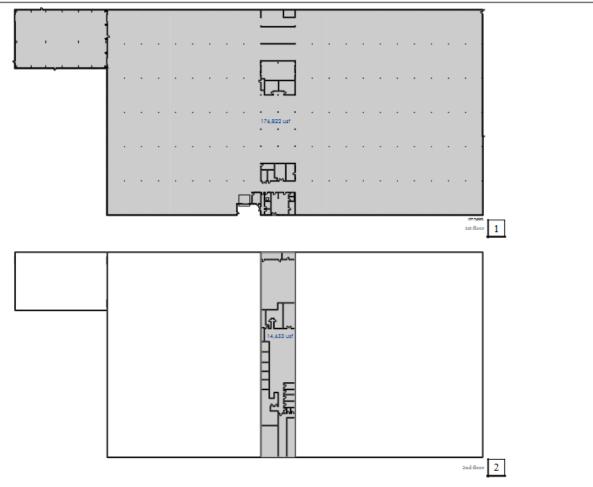
485 Craighead Street Nashville, TN 37204 Davidson County



1st Floor (Floor Plan)



2nd Floor (Floor Plan)



Clancy Hoban, CCIM First Vice President 0:615.345.7219

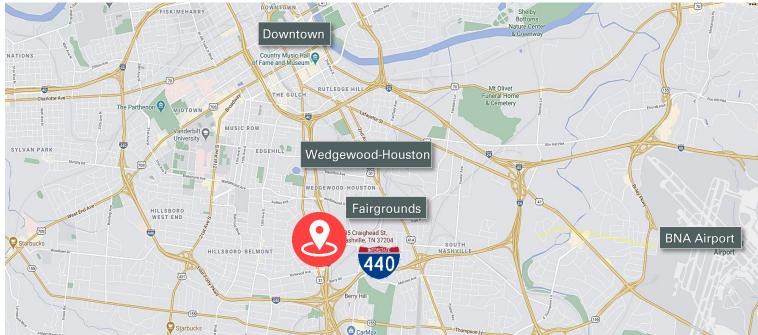
Tee Patterson, SIOR First Vice President 0:615.345.7229 choban@charleshawkinsco.com tpatterson@charleshawkinsco.com

Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T:615.256.3189 / F: 615.254.4026 For Lease ±191,475 SF Industrial Space 485 Craighead Street Nashville, TN 37204 Davidson County

CHARLES HAWKINS CO.

AERIAL / MAP





Clancy Hoban, CCIM First Vice President O: 615.345.7219 choban@charleshawkinsco.com

Tee Patterson, SIOR First Vice President O: 615.345.7229 tpatterson@charleshawkinsco.com Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T:615.256.3189 / F: 615.254.4026 For Lease ±191,475 SF Industrial Space 485 Craighead Street Nashville, TN 37204 Davidson County

CHARLES HAWKINS CO.









Clancy Hoban, CCIM First Vice President 0:615.345.7219

Tee Patterson, SIOR First Vice President 0:615.345.7229 choban@charleshawkinsco.com tpatterson@charleshawkinsco.com





Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T:615.256.3189 / F: 615.254.4026