

FOR LEASE

±15,000 SF Available

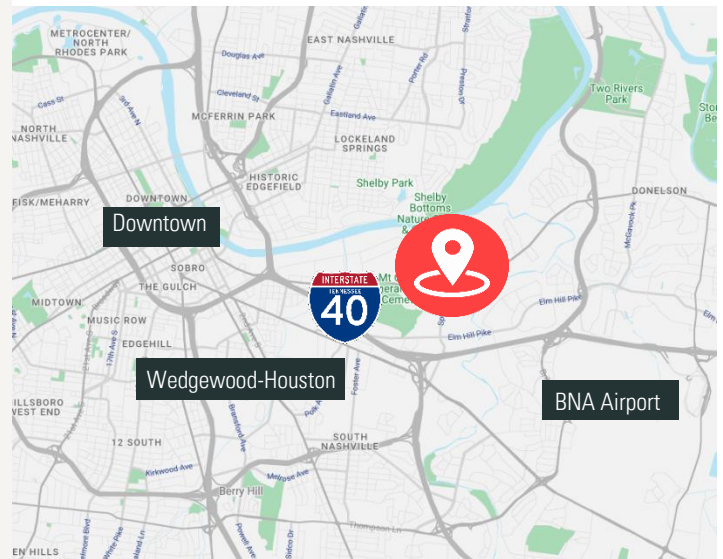
Industrial Leasing Opportunity near the Nashville International Airport

199 Spence Lane, Nashville, TN 37210



HIGHLIGHTS

- ±15,000 SF Warehouse
- Zoned Cs (Commercial Service)
- Lease Rate: \$12/ SF NNN
 - Operating Expenses: \$1.41/SF
- ±4,500 SF Office (newly renovated)
- (6) Restrooms
- (31) Striped parking spots
- 16' Clear height
- 13' Eave height
- Fully sprinklered building
- Gas heated warehouse
- (1) 8' x 8' Dock door with loading platform
- (1) 10' x 10' Drive-in door
- (1) 12' x 10' Dock door
- (3) 12' x 10' Drive-in doors
- Prime location minutes from the Nashville International Airport
- Convenient access to Briley Pkwy (±2.4 miles)
- ±3.1 Miles to I-40 on/off ramp
- ±3.8 Miles to downtown Nashville



Reid Mangelsdorf
Vice President
C: 615.712.0974
rmangelsdorf@charleshawkinsco.com

Jackson Paisley
Vice President
C: 931.644.0689
jpaisley@charleshawkinsco.com

760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026
charleshawkinsco.com / corfac.com

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Industrial Space

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Nashville, TN 37210
Davidson County

CHARLES
HAWKINS CO.



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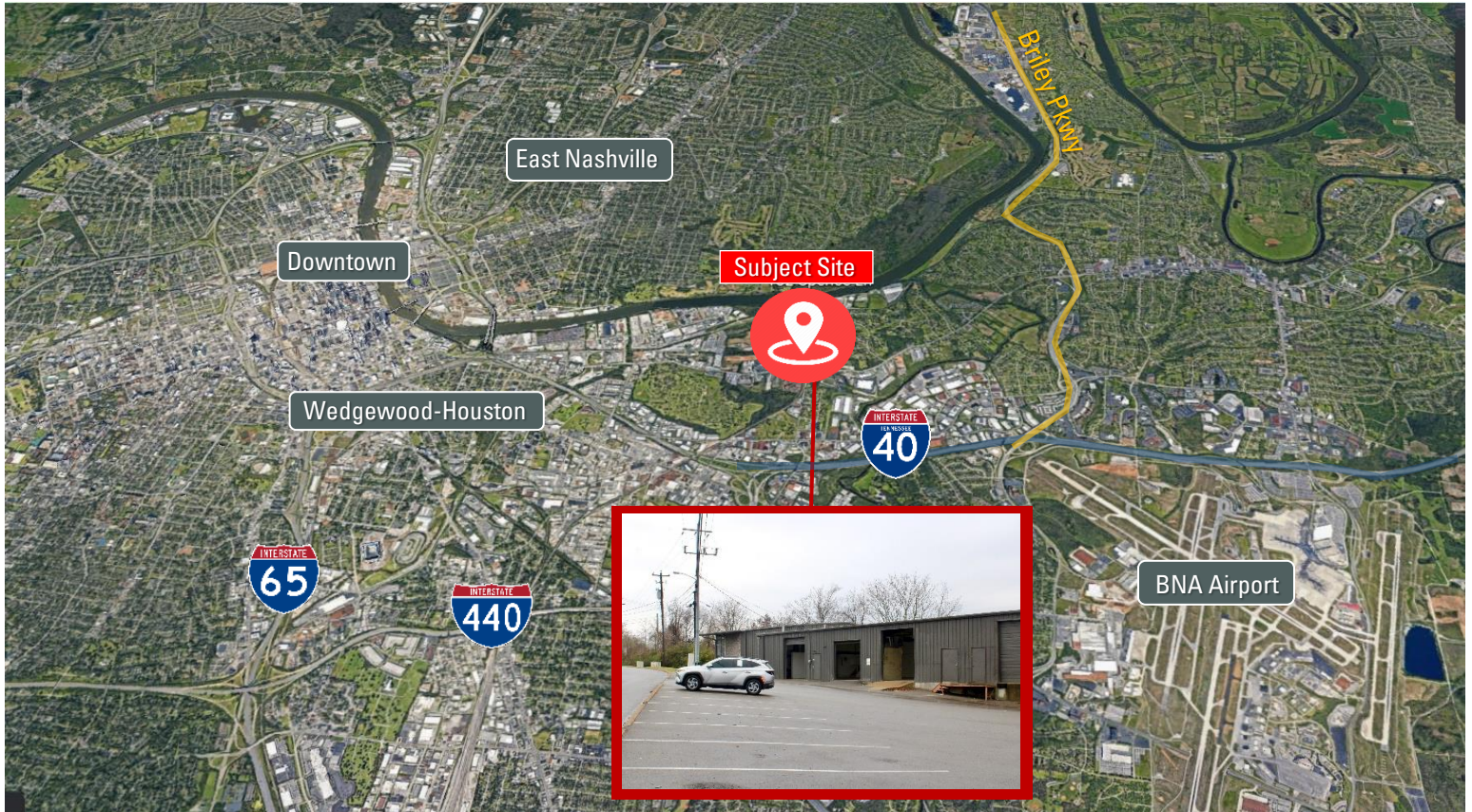
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