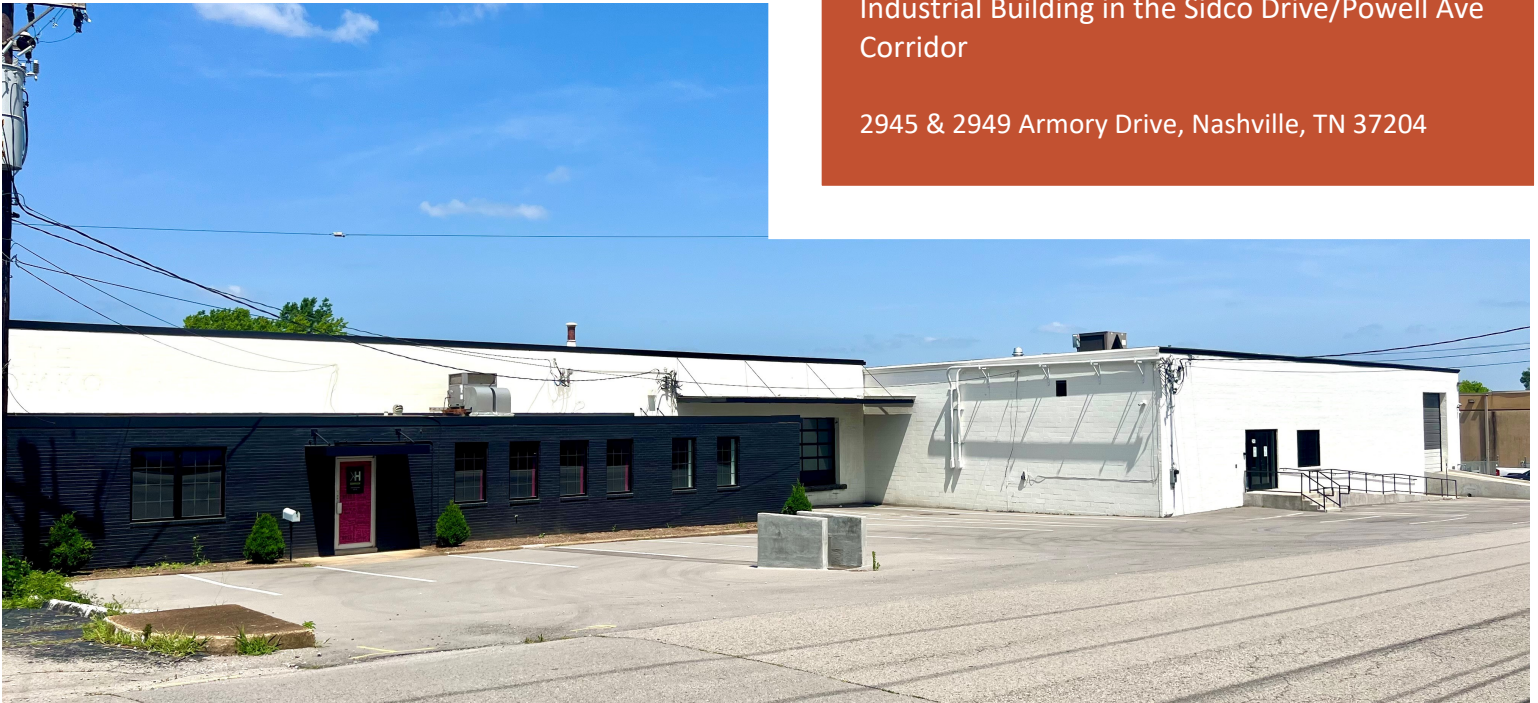


# SALE OR LEASE

±27,720 Total SF (*Divisible*)

Industrial Building in the Sidco Drive/Powell Ave  
Corridor

2945 & 2949 Armory Drive, Nashville, TN 37204



## HIGHLIGHTS

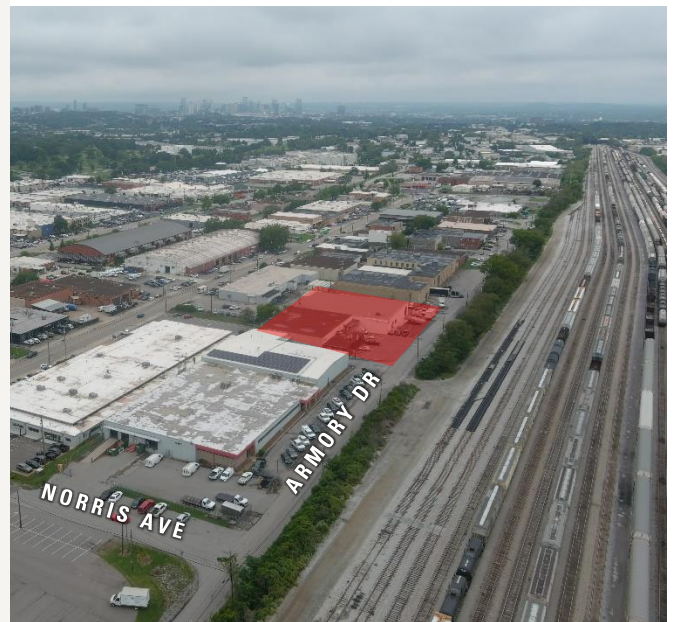
- ±27,720 Total SF
- For Sale or Lease (*divisible to 12,740 SF and 14,980 SF for lease*)
- For Lease: ±12,740 SF and 14,980 SF | Rate: \$18/SF NNN
- For Lease: ±27,720 SF | Rate: \$17.25/SF NNN
- For Sale: \$7,250,000
- Building can easily be converted back to a single tenant building, or remain two tenants
- Located in the Sidco Drive/Powell Ave corridor near 100 Oaks

### 2945 Armory Drive

- ±12,740 SF Total
- ±2,040 SF Office
- 2 Loading Doors
- Fully Air Conditioned
- 16'4" Clear Height
- LED Lights
- 225 Amps / 240 V 3 Phase Power
- 28' x 45' Column Spacing
- New Roof with a 20-Year Warranty

### 2949 Armory Drive

- ±14,980 SF Total
- ±2,275 SF Office
- 12' x 14' Drive-in Door
- LED Lighting Throughout
- Hanging Warehouse Heat
- 13'-16' Clear Height
- 225 Amps / 240 V 3 Phase Power
- 30' x 45' Column Spacing



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Sale or Lease  
±27,720 SF (Divisible)  
Industrial Building

2945 & 2949 Armory Drive  
Nashville, TN 37204  
Davidson County

CHARLES  
HAWKINS CO.

## 2949 ARMORY PHOTOS



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