

FOR LEASE | INDUSTRIAL / FLEX WAREHOUSE

114 Bush Rd

NASHVILLE, TENNESSEE 37217



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REAL EQUITY
————— GROUP

COMPASS RE
COMMERCIAL

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PROPERTY OVERVIEW

114 Bush Rd offers a flexible industrial/flex opportunity in a highly accessible Southeast Nashville location. The $\pm 49,000$ SF, two-story building features a functional mix of recently renovated office space and warehouse/flex areas, making it well-suited for a variety of users.

The property is strategically positioned between I-40 and I-24, just minutes from Nashville International Airport, providing excellent connectivity for distribution, operations, and office users alike.

With both front and rear dock access, 15'–23' ceiling heights, and the ability to demise the building into multiple configurations, the asset can accommodate single-user occupancy or multi-tenant leasing scenarios.

Property is currently under contract for purchase by the prospective Landlord.



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PROPERTY HIGHLIGHTS

- **Building Size:** ±49,000 SF
- **Lot Size:** 2.72 Acre
- **Zoning:** Commercial - IWD
- **Loading:** 4 Dock Doors
- **Ceiling Heights:** 15'-23'
- **Building Stories:** 2
- **Parking:** 32 parking spaces
- **Roof:** Metal
- **Lease Rate:** Upon Request
- **Lease Term:** 3-10 Years
- **Occupancy Date:** Q4 2026



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LEASING OPTION #1

Ground Level A | $\pm 28,000$ SF

- $\pm 14,000$ SF warehouse space with 15'–23' ceiling heights, including 2 dock doors (front)
- $\pm 7,000$ SF of warehouse space is fully conditioned
- $\pm 14,000$ SF recently renovated office space with board room, multiple break areas, and full kitchen

LEASING OPTION #2

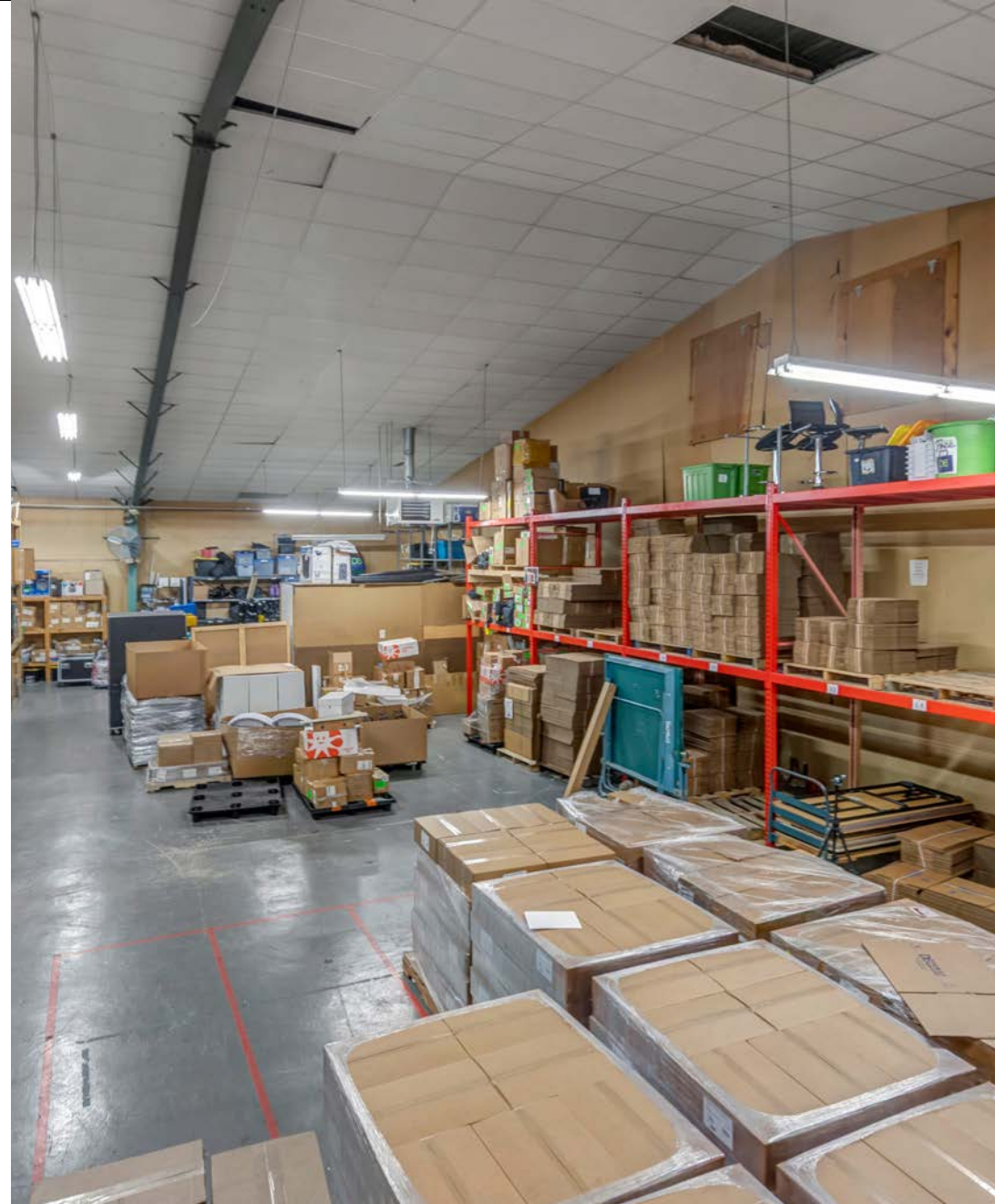
Ground Level B | $\pm 21,000$ SF

- $\pm 21,000$ SF office, storage, and flex space with 2 dock doors (rear)
- Fully conditioned throughout
- Ideal for warehouse, storage, or operational use

LEASING OPTION #3

Full Building | $\pm 49,000$ SF

- Two-level building with office, warehouse, and flex space
- 4 dock doors (front and rear)
- Ideal for single-user occupancy or can be demised for multiple tenants



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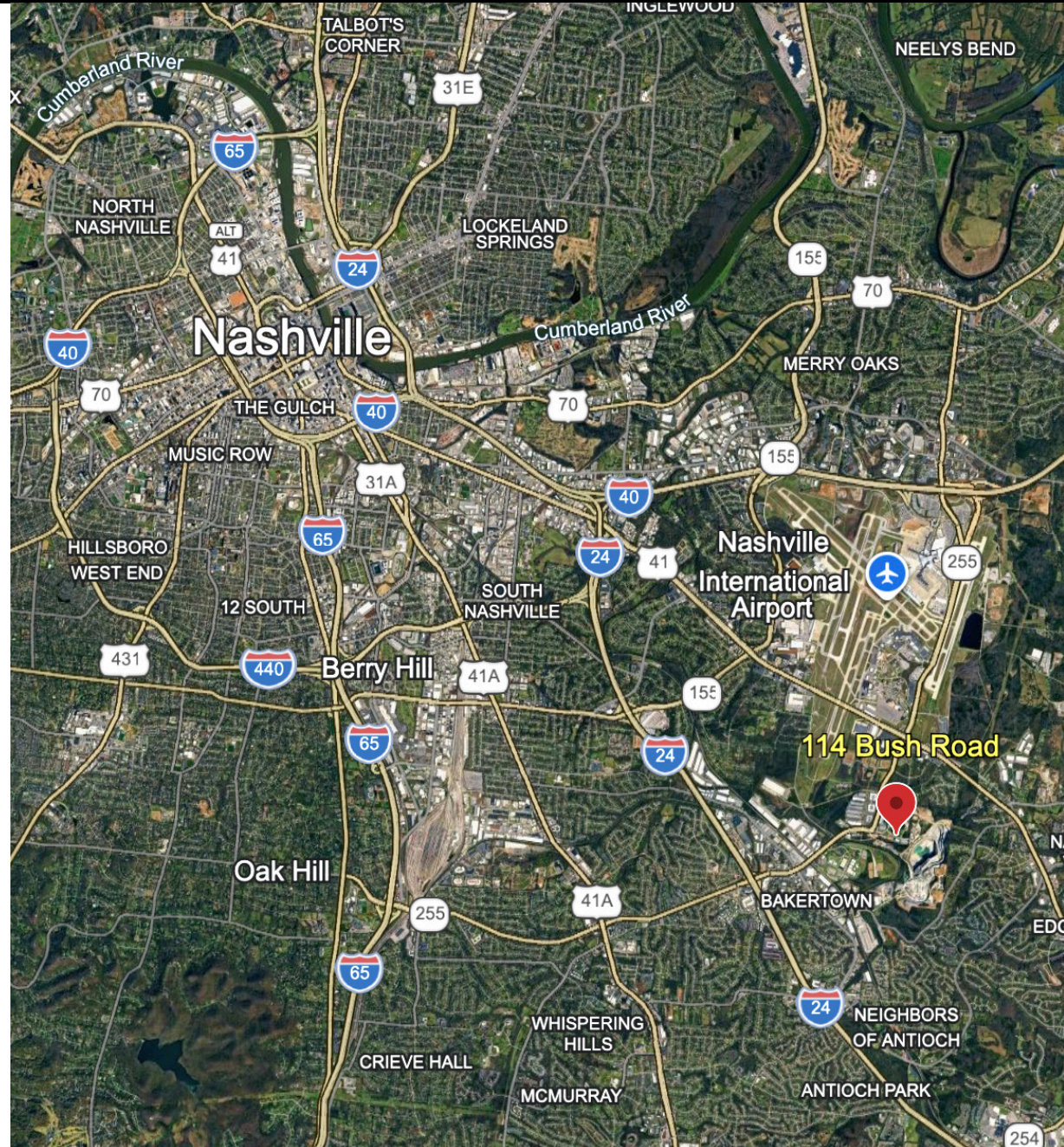
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LOCATION

- 1.7 Miles to I-24
- 6 Miles to I-40 via Murfreesboro Pike / Donelson Pike
- 3 Miles to Nashville International Airport
- Direct access to major regional and interstate trucking routes (I-24, I-40, I-65)
- Located in a strong Southeast Nashville logistics and distribution corridor
- Access to a dense and established labor pool in Southeast Nashville



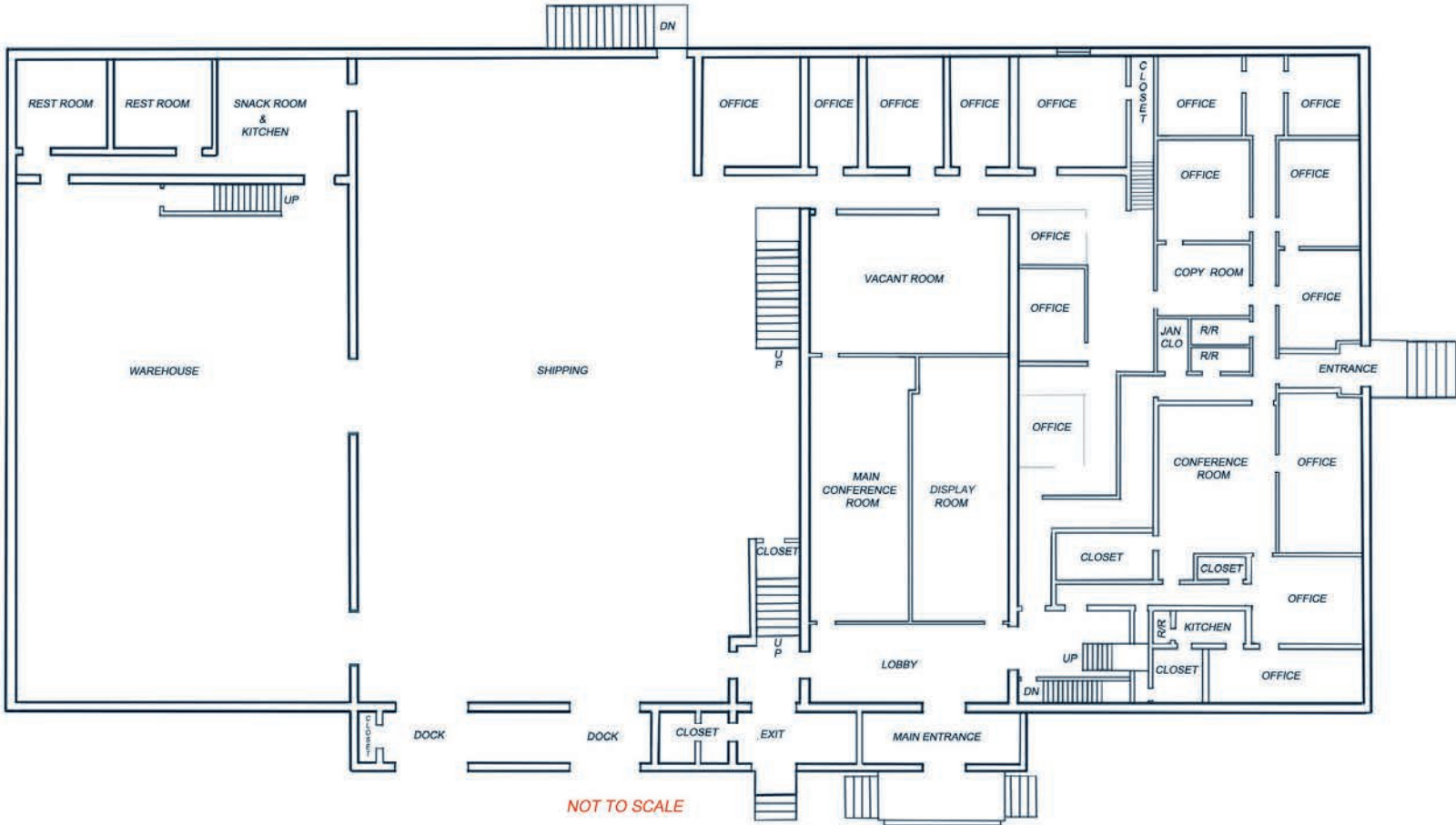
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FOR LEASE | INDUSTRIAL / FLEX WAREHOUSE - LEASING OPTION #1

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FLOOR PLAN | GROUND LEVEL A

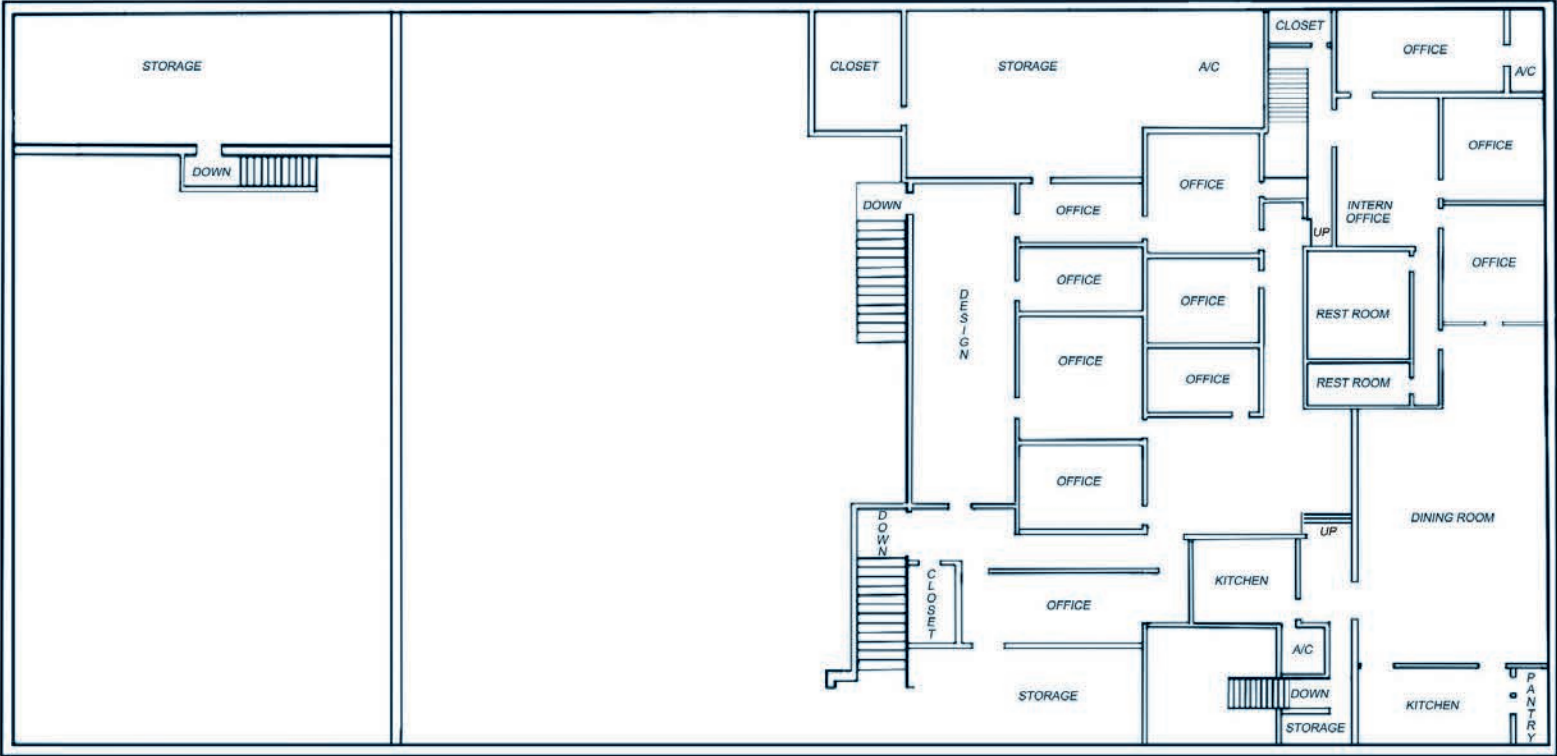


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FLOOR PLAN | UPSTAIRS

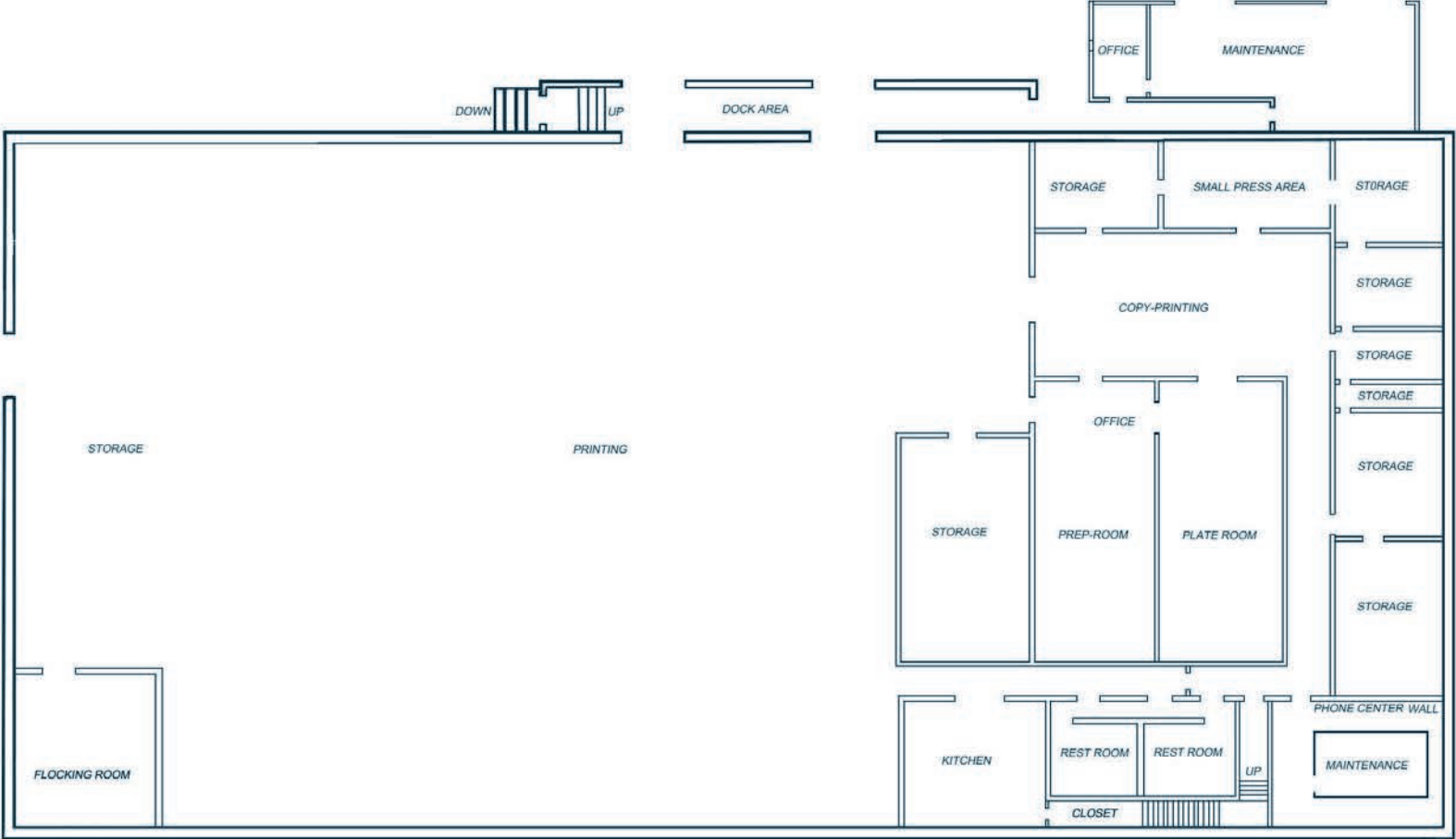


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FLOOR PLAN | GROUND LEVEL B



NOT TO SCALE

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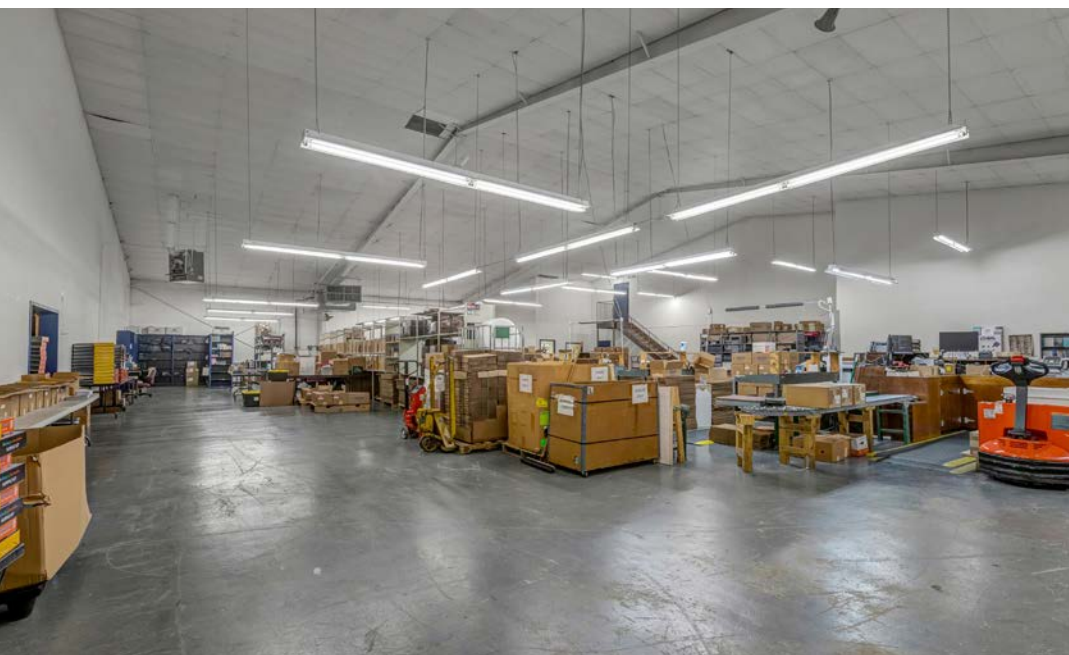
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