

FOR LEASE

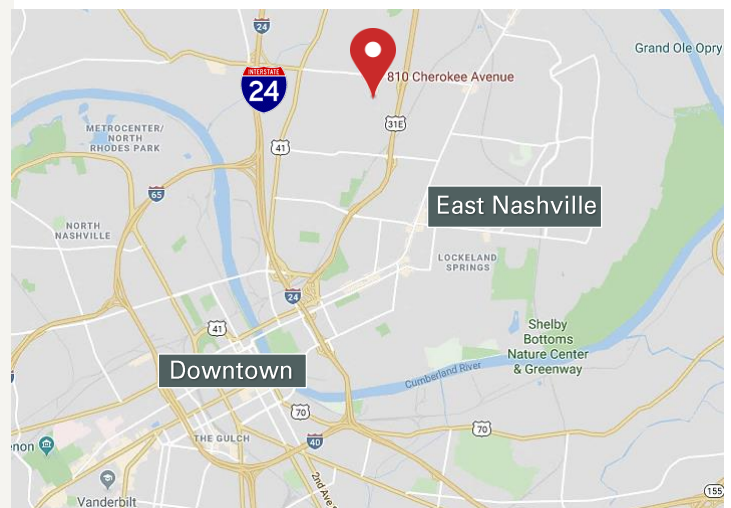
Industrial Space: ±8,384 SF Available
Industrial Warehouse Located off Trinity Lane in
North Nashville

810 Cherokee Avenue, Nashville, TN 37207



HIGHLIGHTS

- Options Available: ±8,384 SF
- BTS Office
- **Lease Rates:**
 - Space #2: 8,384 SF: \$14/ SF NNN
 - Space #1: 7,970 SF (**FULLY LEASED**)
 - Space #4: 6,763 SF: \$8/ SF NNN (**FULLY LEASED**)
- **Estimated Opex:**
 - Taxes: \$1.66/ SF
 - Insurance: \$0.16/ SF
 - CAM: \$0.15/ SF
- Zoned IWD
- Convenient Interstate Access: 1.3 miles from I-24
- Located near the Trinity Lane/Ellington Pkwy intersection, a main thoroughfare in North Nashville



Hi Lewis, SIOR
First Vice President
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

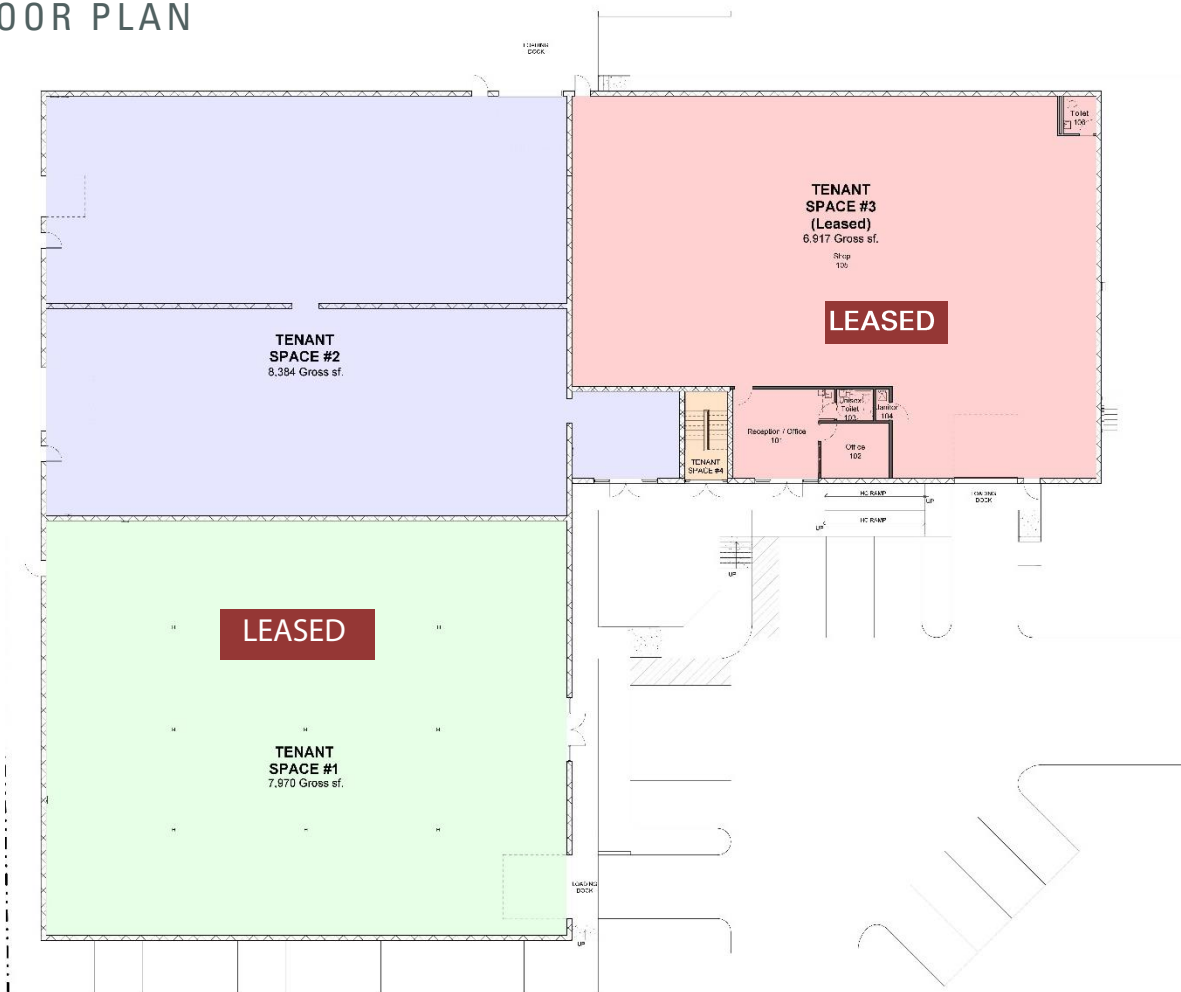
T: 615.256.3189 / F: 615.254.4026

For Lease
±8,384 SF Available
Industrial Building

810 Cherokee Avenue
Nashville, TN 37207
Davidson County

CHARLES
HAWKINS CO.

FLOOR PLAN



BUILDING SPECIFICATIONS

- (4) Drive-in Doors
- (2) Dock Doors
- Clear Height: varies from 11' – 15'
- Lighting: combination of metal halide and fluorescent
- Renovated in 2019

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