

FOR LEASE

±13,320 SF Available

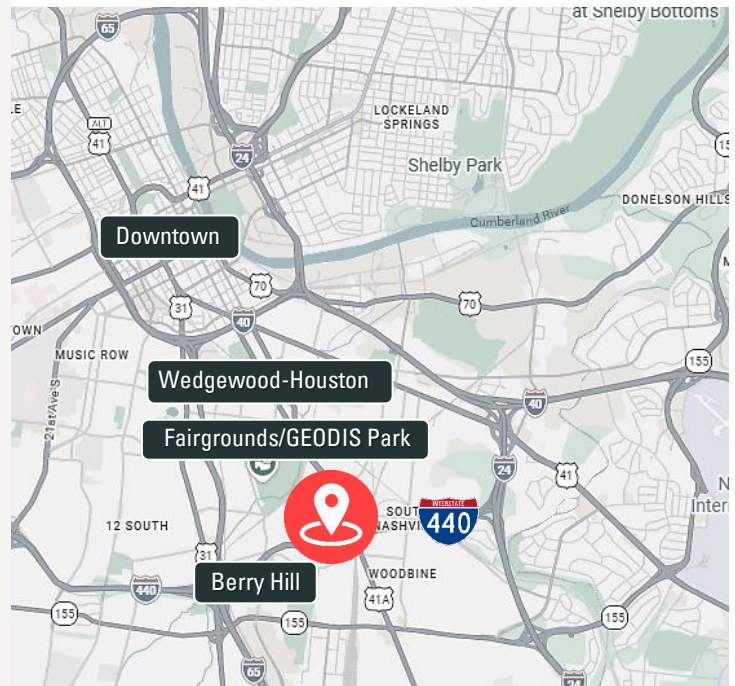
Stand-Alone Industrial Building in the
Fairgrounds/Berry Hill Area

2154 Utopia Avenue, Nashville, TN 37211



HIGHLIGHTS

- ±13,320 SF Available
 - ±4,800 SF Two-Story Office
 - ±7,720 SF Warehouse
 - ±800 SF Mezzanine Storage
- Lease Rate: \$16.95/SF NNN
- Private Offices
- Open Workspace
- Conference Room
- Meeting/Training Room
- Kitchen
- Break Area
- 18' Clear Height
- (1) Drive-in Door (12' x 10')
- (1) Dock High Door (8' x 8')
- Power Service: 3 Phase / 400 AMP / 208 V
- Suspended Gas Heat
- Fenced Outdoor Storage and Loading Area
- Concrete Tilt Wall Construction
- Immediate access to I-440 (*less than 1 mile*)
- Prime location in the Nolensville Pike corridor, adjacent to Berry Hill, 100 Oaks, the Fairgrounds, and Wedgewood-Houston



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Exclusively listed by:

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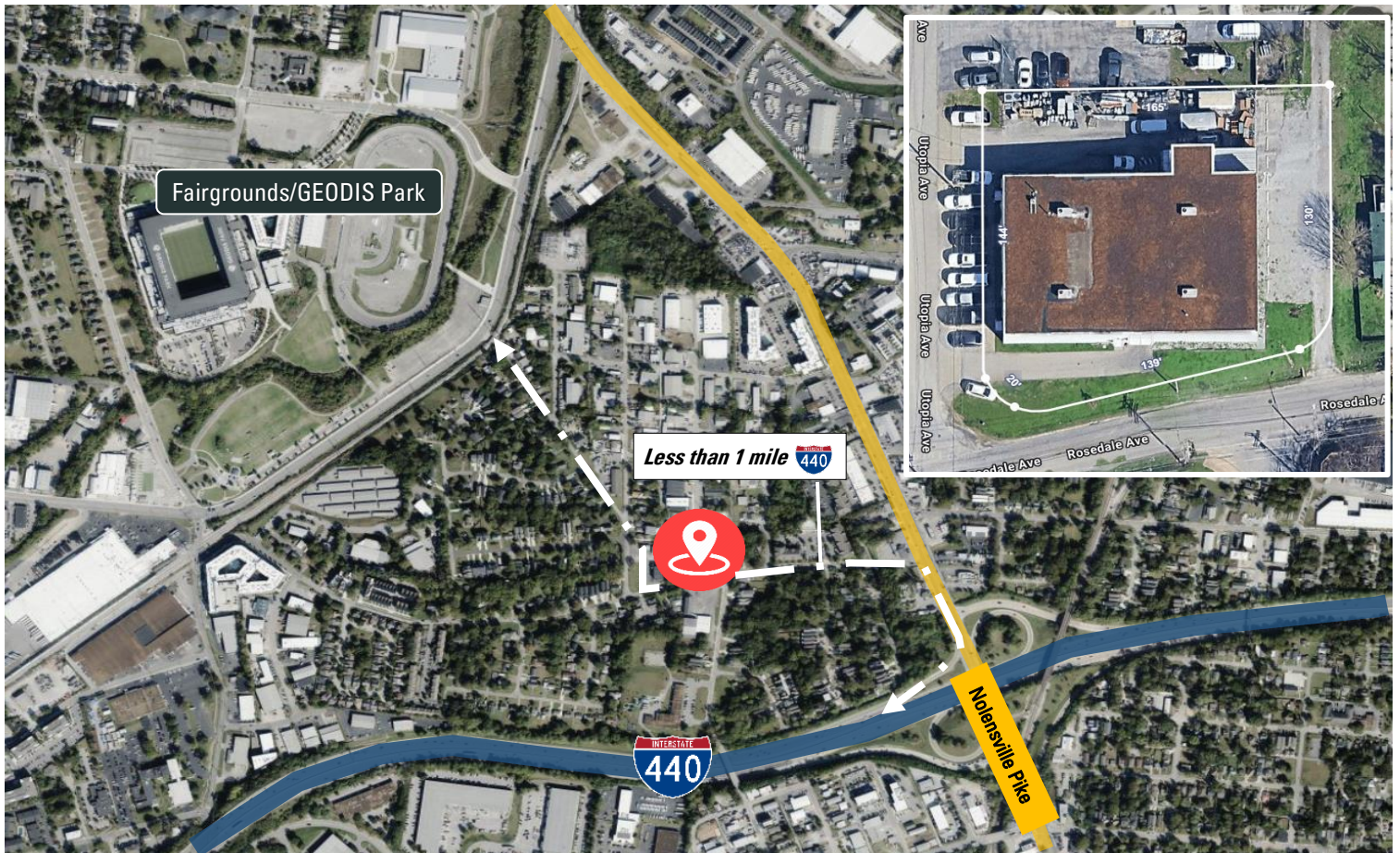
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For Lease
±13,320 SF
Industrial Building

2154 Utopia Ave
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

PHOTOS & AERIAL



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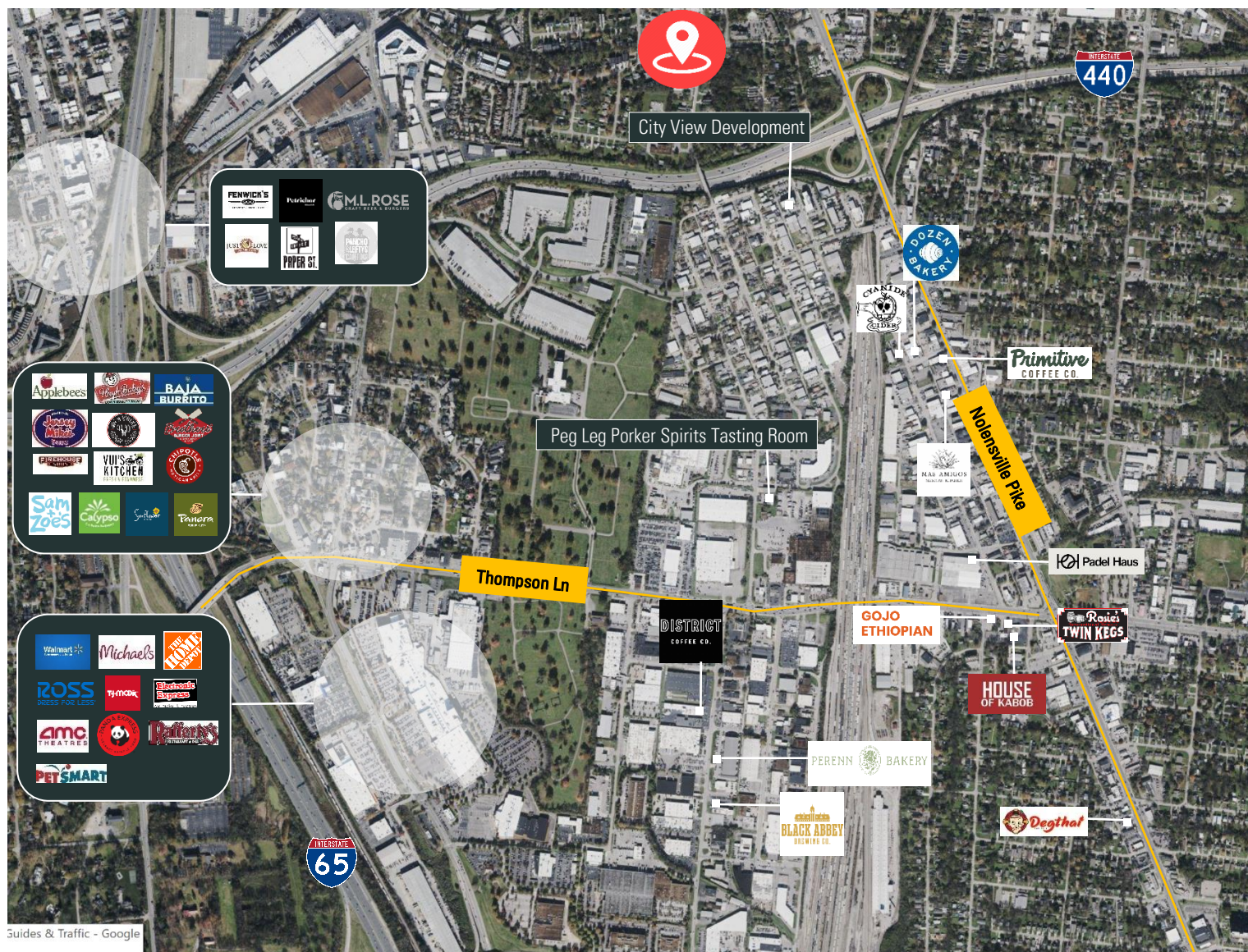
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PROXIMITY AERIAL



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