

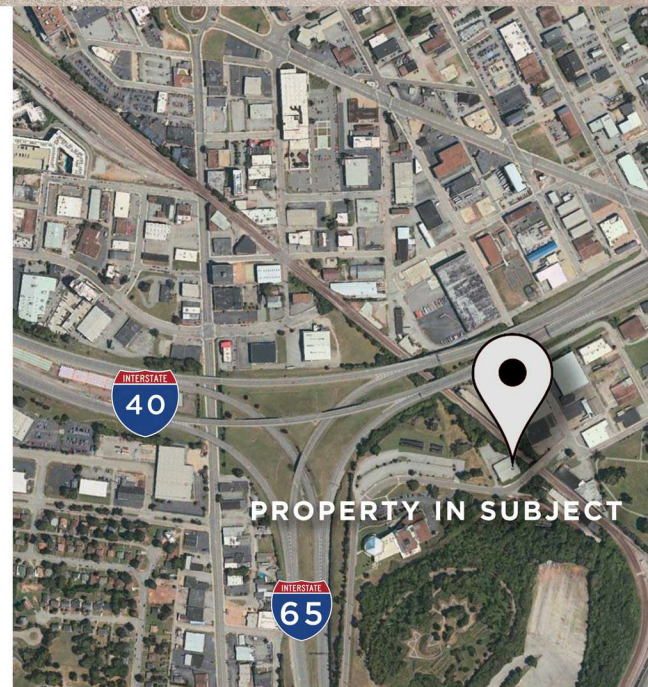


Prime 12,000 Sq Ft Warehouse .60 Acres With Office

PROPERTY HIGHLIGHTS

The property is currently zoned IWD (Industrial Warehouse Distribution) and has the following:

- .60 Acres
- 12,000 Sq. Ft. Warehouse
- 14,000 land / includes parking
- Divisible (2) 6,000 Sq. Ft. units.
- 30' ceilings at center warehouse space
- 20' ceilings at center conditioned space
- Up to 4 individual Offices
- 2 Bathrooms
- 1 Utility Room with Water
- Kitchenette
- Two additional rooms for conference or storage
- Owner/Agent



**EXCLUSIVELY
OFFERED BY**

Owner/Agent
JAMIE BRANDENBURG
REALTOR®

D. 615 592 1250 | O. 615 550 5565
jamie@deselmsrealestate.com

DESELMS REAL ESTATE
3325 Aspen Grove Dr., Ste. 201
Franklin, TN 37067
www.deselmsrealestate.com



Just a few blocks from The Gulch and SoBro Neighborhoods.

All lease scenarios are triple-net with 3 and 5 year lease options available includes 14,000 in land in addition to building. Tenant responsible for any and all desired TI.

Location

Adjacent to Adventure Science Center and Fort Negley, I-40 & I-65 exit & visibility.

Current Improvements

12,000 sp. ft. Warehouse Space, can be divided into two (2) 6,000 sp. ft. units.



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