

FOR LEASE

±47,970 SF Industrial Space Available
Prime Location in 100 Oaks

3332 Powell Avenue, Nashville, TN 37204



HIGHLIGHTS

- ±47,970 SF
- ±8,669 SF Office
- ±4,170 SF Mezzanine
- Lease Rate: \$7.25/SF NNN
- Zoned: IR (Industrial Restrictive)
- 18' clear height
- 6 Loading Doors
 - 5 (7.5'x10') dock high doors
 - 1 Modified Box Truck door
- Sprinklered
- 3 Phase Power
- Suspended Gas Warehouse Heaters
- 50' x 35' column spacing



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

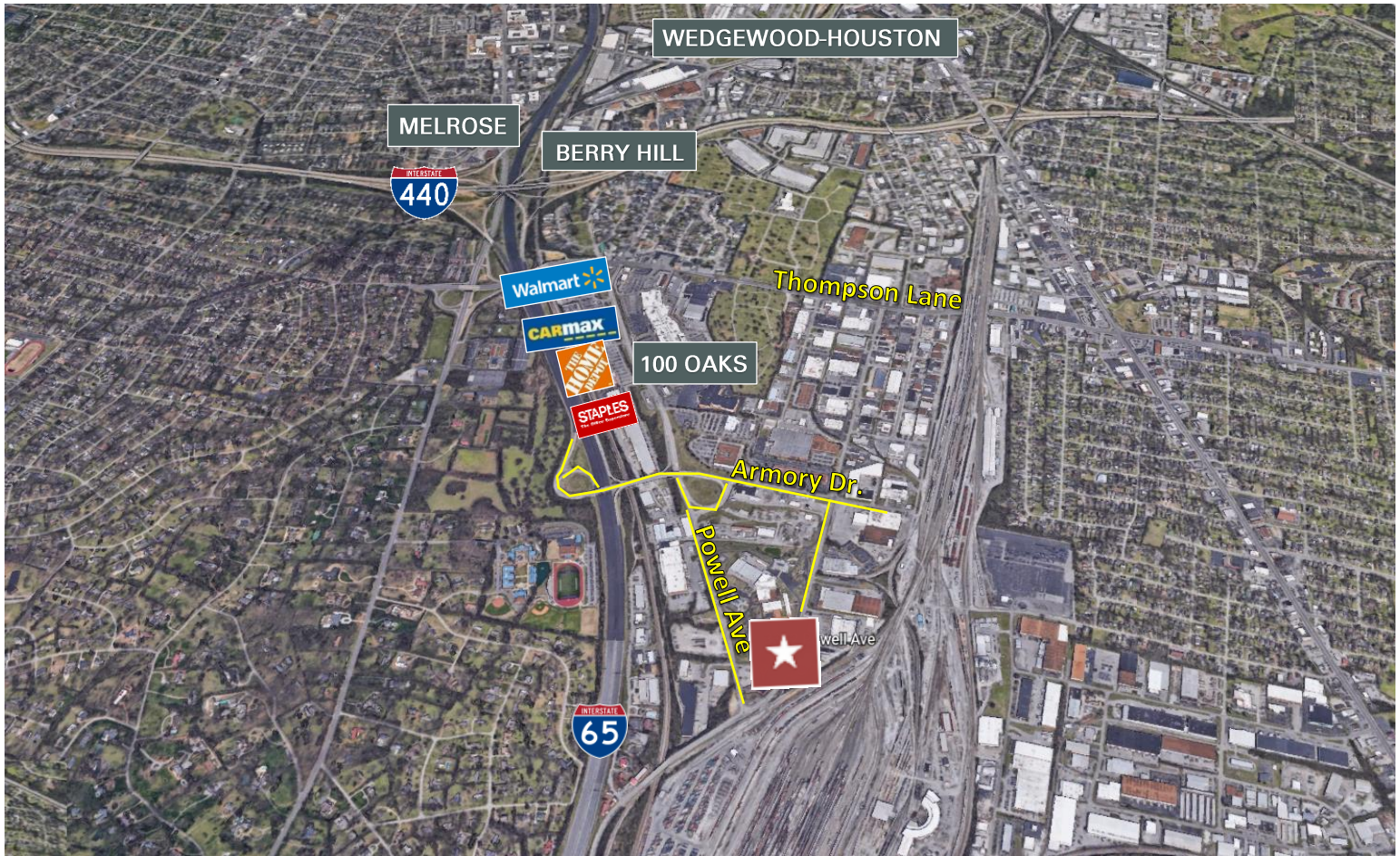
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

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3332 Powell Avenue
Nashville, TN 37204
Davidson County

CHARLES
HAWKINS CO.



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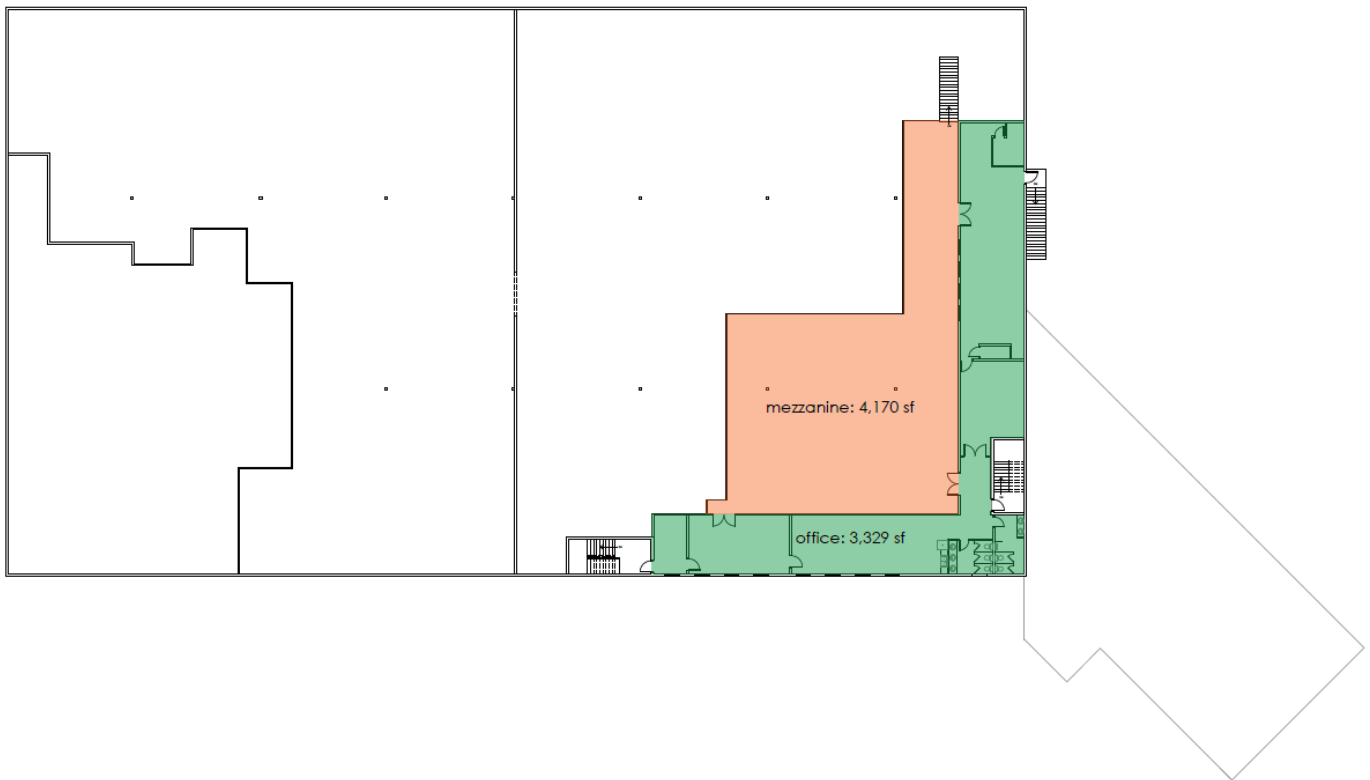
**CHARLES
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FLOOR PLANS

Main level



2nd level



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