

# FOR LEASE

±17,125 SF Industrial Space

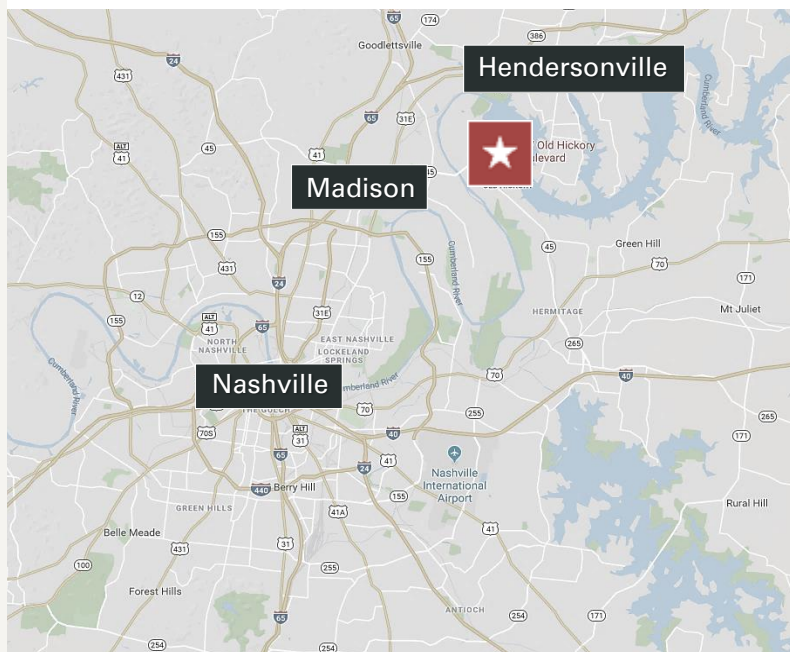
Located in the Old Hickory Business Park in Old Hickory, TN

617 Old Hickory Blvd, Old Hickory, TN 37238



## HIGHLIGHTS

- ±17,125 SF
- ±2,170 SF Office
- Zoned IWD
- Lease Rate: \$7.50/ SF Net
- 2021 Estimated OPEX: \$1.31/ SF
- ±15 Miles to Nashville
- Located off Old Hickory Blvd in Old Hickory, TN



**Hi Lewis, SIOR**  
First Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026

**For Lease**  
+17,125 SF Available  
Industrial Space

617 Old Hickory Blvd  
Old Hickory, TN 37238  
Davidson County

**CHARLES  
HAWKINS CO.**

## BUILDING SPECIFICATIONS

- Clear Heights:  $\pm 23'6''$  --  $\pm 25'4''$
- 30' x 75' Single Column Spacing
- 4 (10' h x 8' w) Dock Doors
- 1 (14' h x 12' w) Drive-In Door
- 17 Striped Parking Spaces
- Wet Sprinkler
- Exhaust Fans
- Suspended Gas Warehouse Heaters
- Zoned IWD
- Skylights
- Metal Halide Lighting
- Built in 1998
- 120/208 V, 3 Phase Electrical Service
- Block and Metal Construction
- Map 44; Parcel 47



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