

SALE OR LEASE

Opportunity Zone Location

±12,240 SF Total on 0.91 Acres

Truck Service/Maintenance Facility Located off Murfreesboro Pike; Minutes from Downtown Nashville



HIGHLIGHTS

- ± 12,240 SF
- Lease Rate: \$12/ SF NNN
- Sale Price: \$1,950,000
- 0.91 Total Acres
- **Located in an opportunity zone**
- 3 Parcels:
 - Parcel 1: 0.73 Acres
 - Parcel 2: 0.13 Acres
 - Parcel 3: 0.05 Acres
- Central location near downtown
- Located off Murfreesboro Pike/Lafayette Street
- Convenient interstate access: I-24, I-40 and I-65



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Exclusively listed by:
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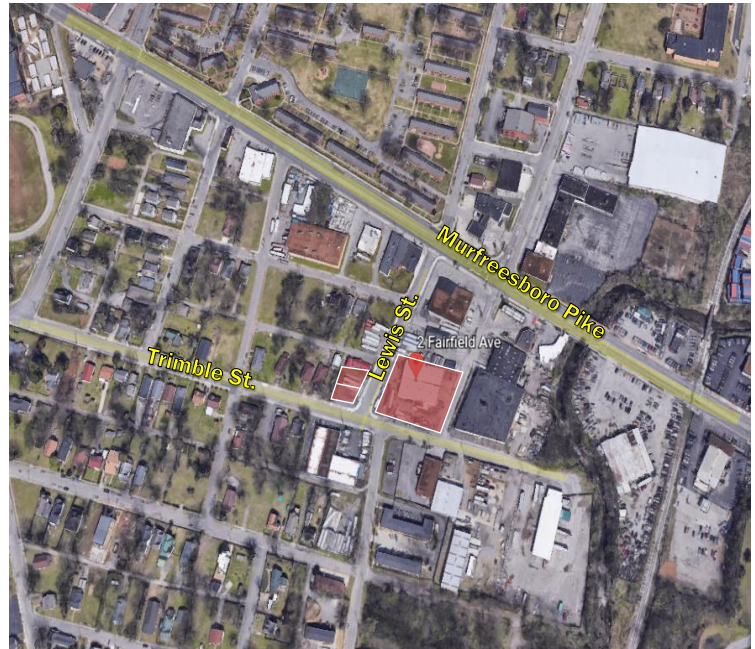
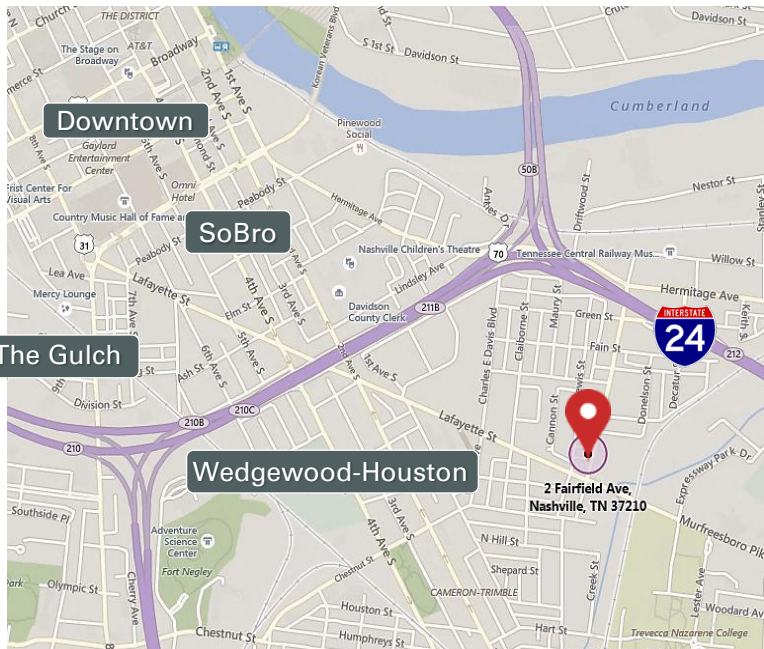
Sale or Lease
±12,249 SF Available
Truck Service Facility

2 Fairfield Avenue
Nashville, TN 37210
Davidson County

CHARLES
HAWKINS CO.

SPECIFICATIONS

- 11 Total Drive-in Doors:
 - 3 drive-in doors (12' x 14')
 - 5 drive-in doors (14' x 16')
 - 3 drive-in doors (14' x 14')
- Drive-through bays
- 3-ton crane
- Bldg. dimensions 120' deep x 100' wide
- Metal halide and T5 lighting
- Sprinklered
- Air lines throughout
- Zoned IWD



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