



**CUSHMAN &
WAKEFIELD**



7532
HICKORY HILLS CT
NASHVILLE



FOR LEASE

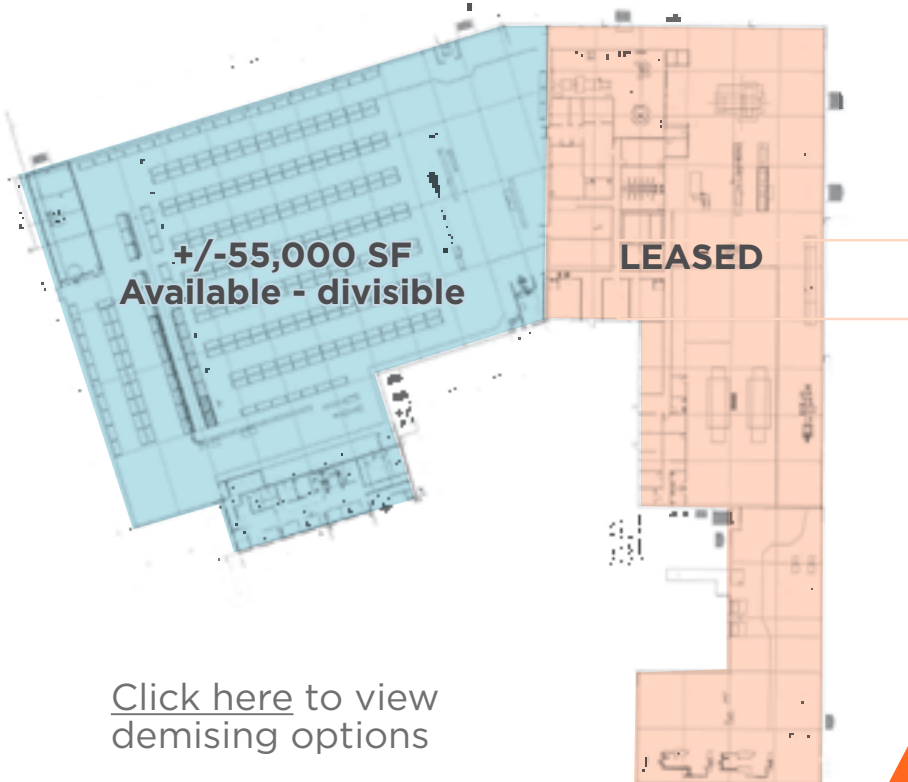
16,000 SF UP TO 55,000 SF

7532 HICKORY HILLS COURT

ADDRESS	7532 Hickory Hills Court, Whites Creek, Tennessee 37189
COUNTY	Davidson
SITE SIZE	5.69 Acres
TOTAL BUILDING SQUARE FEET	±100,000
TOTAL AVAILABLE SQUARE FEET	±16,000 - ±55,000 SF
AVAILABLE WAREHOUSE AREA	±49,000 SF
CORPORATE OFFICE AREA	±6,000 SF divisible
ZONING	PUD - Warehouse/Light Manufacturing
PARKING	±60 Spaces remaining
YEAR BUILT	1991 / 2007
CLEAR HEIGHT	20' - 24.5'
LOADING	Existing (2) 8' x 10' Dock Doors, (1) 4' x 8' Dumpster Door, (1) Drive-in ramp with potential to add 4 more doors
EQUIPMENT	Compressed Air Service Throughout and Pallet Racking
HVAC	Fully Air Conditioned
LIGHTING	LED Lighting
ELECTRICAL	3 Phase , 800 Amp, 208/120 3 Phase , 800 Amp, 480/277 3 Phase , 400 Amp, 208/120 3 Phase , 400 Amp, 480/277

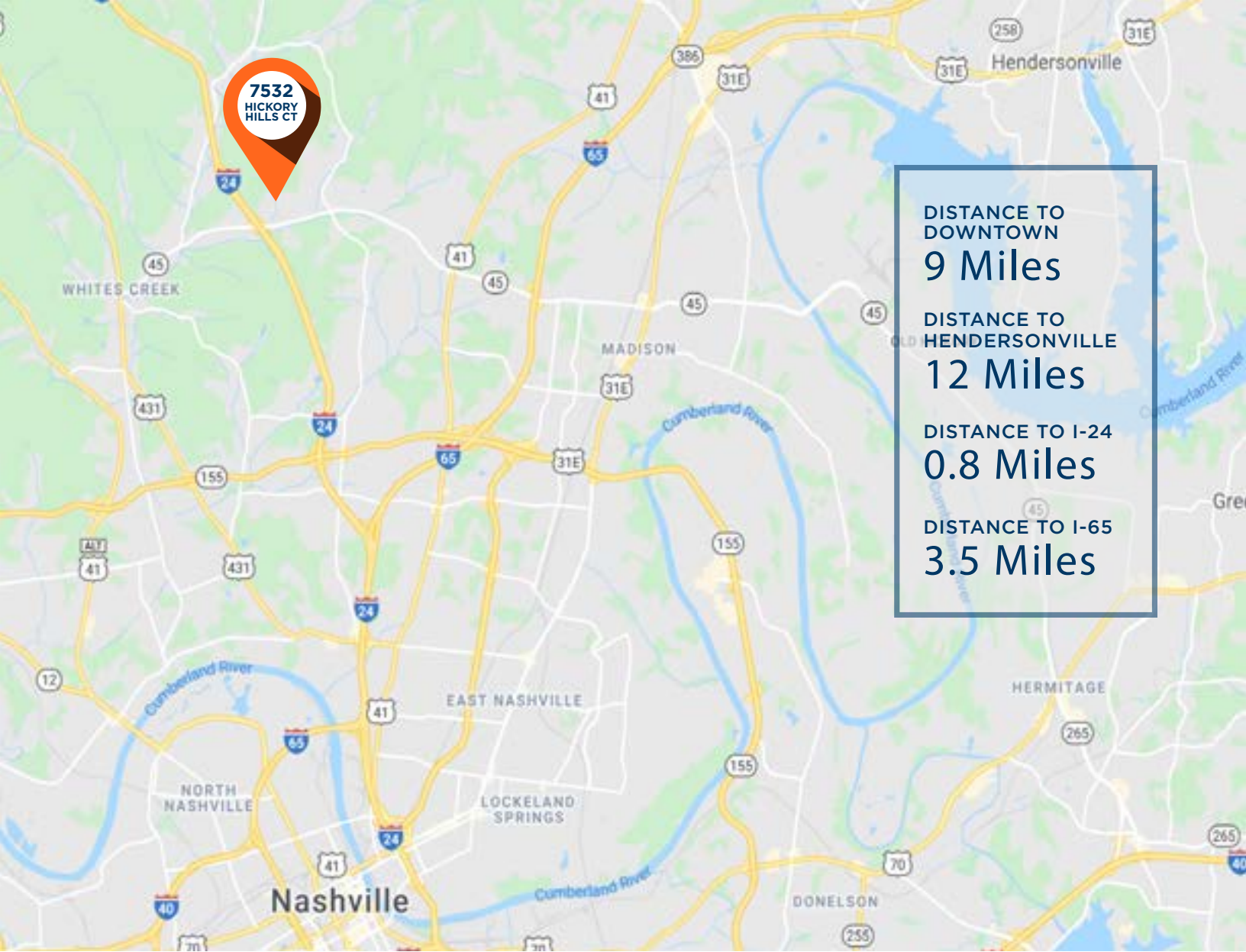


**AVAILABLE
NOW**



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**LEASE RATE
\$6.50 NNN**



**7532
HICKORY
HILLS CT**

**DISTANCE TO
DOWNTOWN
9 Miles**

**DISTANCE TO
HENDERSONVILLE
12 Miles**

**DISTANCE TO I-24
0.8 Miles**

**DISTANCE TO I-65
3.5 Miles**



Ronnie Wenzler, SIOR
+1 615 301 2803
ronnie.wenzler@cushwake.com

Michael Havens, CCIM
+1 615 301 2813
michael.havens@cushwake.com

Madison Wenzler
+1 615 301 2821
madison.wenzler@cushwake.com