



**REALSITE**  
COMMERCIAL

# For Lease

**10,770** SF

## Industrial Warehouse Space

145 Old Shackle Island Road  
Hendersonville, TN 37075

Ronnie Wenzler, SIOR

**p** 615.621.1100

**m** 615.414.8094

[rwenzler@realsitecommercial.com](mailto:rwenzler@realsitecommercial.com)

Madison Wenzler

**p** 615.621.1097

**m** 615.390.7941

[mwenzler@realsitecommercial.com](mailto:mwenzler@realsitecommercial.com)

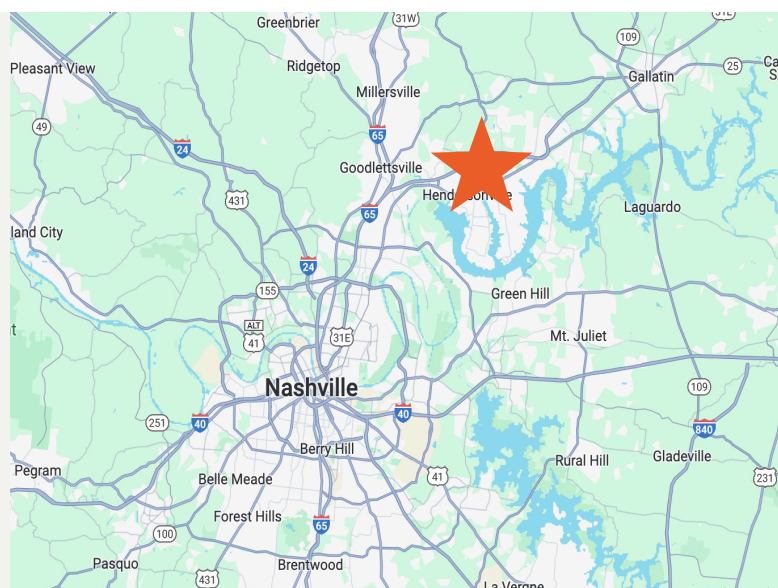


## INDUSTRIAL WAREHOUSE SPACE

- + 10,770 SF
- + \$12.50/SF NET

## LOCATION HIGHLIGHTS

- + 17 MILES TO DOWNTOWN NASHVILLE
- + 6.5 MILES TO I-65
- + LOCATED IN THE HEART OF HENDERSONVILLE



## PROPERTY HIGHLIGHTS

ADDRESS	145 Old Shackle Island Road, Hendersonville, TN 37075
COUNTY	Sumner
SITE SIZE	0.8 Acres
AVAILABLE WAREHOUSE AREA	± 10,700 SF
OFFICE AREA	± 700 SF Office + Storage Mezzanine
YEAR BUILT	1985
CLEAR HEIGHT	12' - 16'
LOADING	(1) UPS Dock, (1) Dock Door
LIGHTING	LED Lighting
ELECTRICAL	3 Phase, 600 Amp
STRUCTURE	Clear Span
HVAC	(3) Gas Fired Heaters
MISCELLANEOUS	Outside Storage Fully Sprinkler









## CONTACT US

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