



**REALSITE**  
COMMERCIAL

# For Lease

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## Willow Trace II

**Office / Flex Space**

830 Fesslers Parkway  
Nashville, TN 37210

Madison Wenzler

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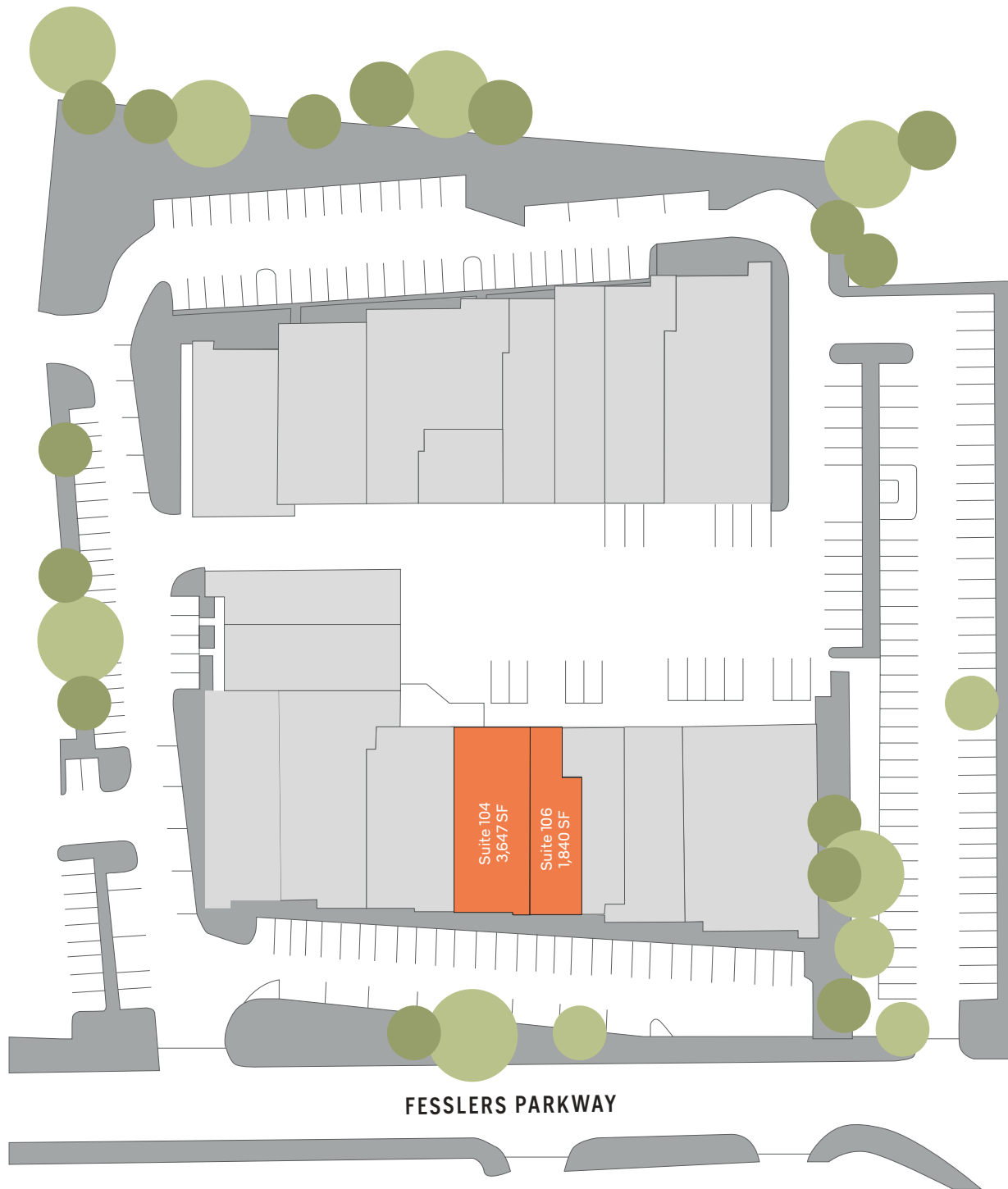
[mwenzler@realsitecommercial.com](mailto:mwenzler@realsitecommercial.com)



## PROPERTY HIGHLIGHTS

ADDRESS	830 Fesslers Pkwy, Nashville, TN 37210
COUNTY	Davidson
TOTAL BUILDING SQUARE FEET	± 67,110 SF in two buildings
SITE SIZE (AC)	± 5.75 AC
SPACE TYPE	Office / Flex
ZONING	IWD: Industrial
ESTIMATED OPEX	\$4.10/SF
CLEAR HEIGHT	± 16'
PARKING	4/1,000
LOADING	Both dock and drive in doors

**SITE PLAN**



**FESSLER'S PARKWAY**



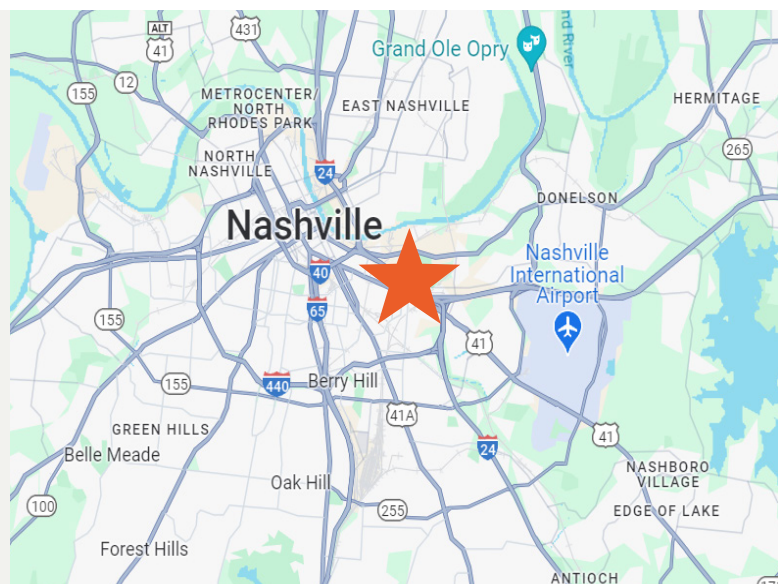
## AVAILABILITY

### SUITE 104 - 106

- + 5,487 SF TOTAL
- + ONE (1) DOCK HIGH DOOR
- + AVAILABLE MAY 1, 2025

## LOCATION HIGHLIGHTS

- + 0.3 MILES TO I-24
- + 1.8 MILES TO I-40
- + 3.1 MILES TO DOWNTOWN NASHVILLE
- + 4.9 MILES TO NASHVILLE INTERNATIONAL AIRPORT





## CONTACT US

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