



For Lease

Willow Trace II

Office / Flex Space

830 Fesslers Parkway
Nashville, TN 37210

Madison Wenzler

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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

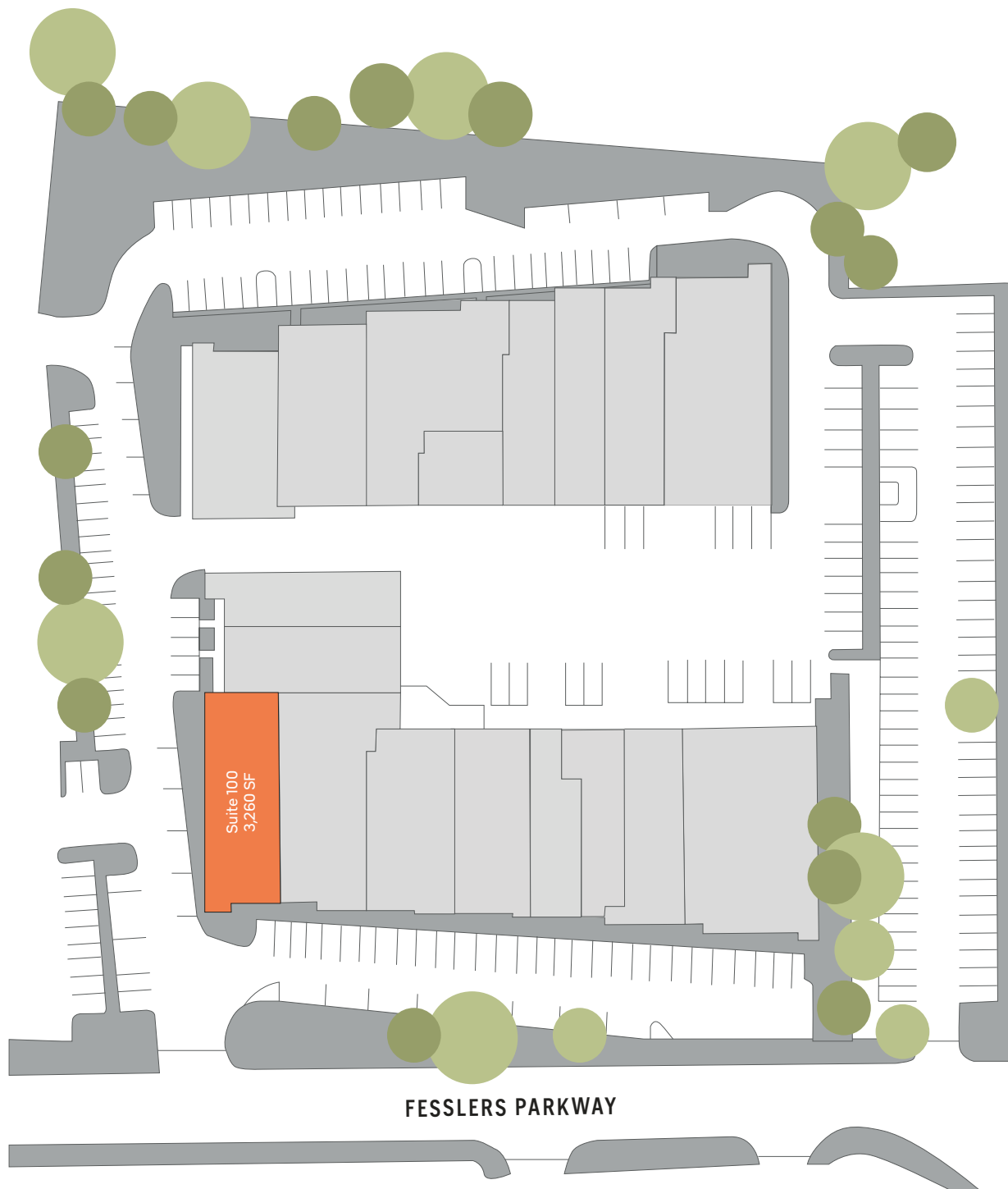


REALSITE
COMMERCIAL

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SITE PLAN





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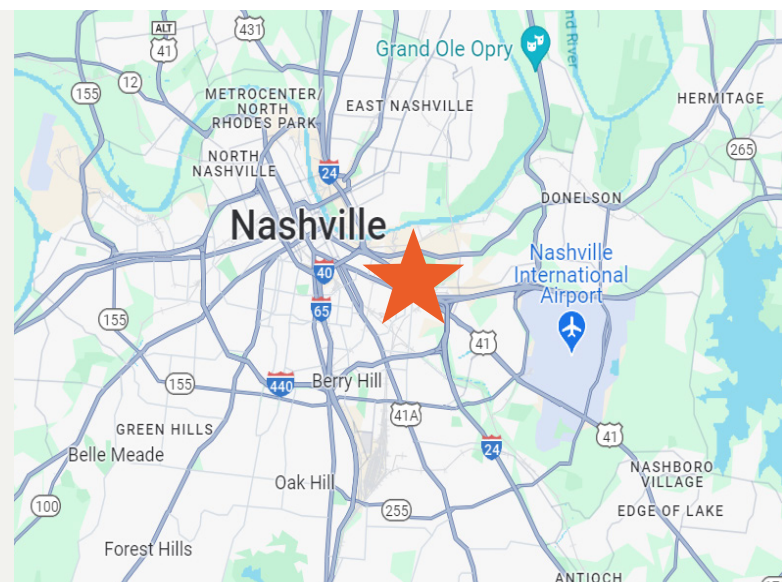
AVAILABILITY

SUITE 100

- + 3,260 SF
- + \$16.00/SF NNN
- + AVAILABLE FEBRUARY 1, 2026
- + ONE (1) MODIFIED DOCK DOOR
- + OFFICE & WAREHOUSE SPACE

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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