



For Lease

Willow Trace II

Office / Flex Space

830 Fesslers Parkway
Nashville, TN 37210

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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	\$5.67/SF
CLEAR HEIGHT	± 16'
PARKING	4/1,000
LOADING	Both dock and drive in doors

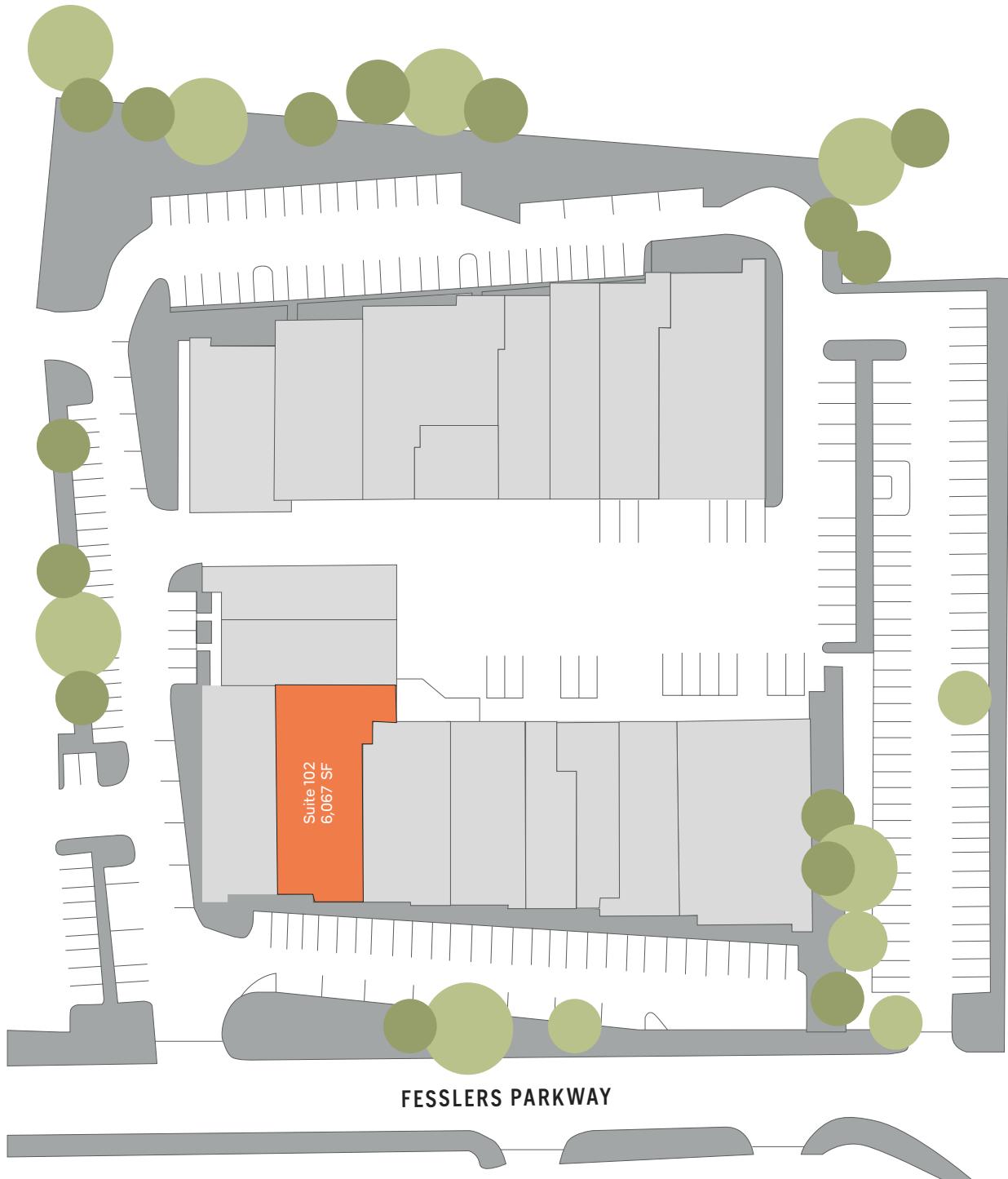


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SITE PLAN





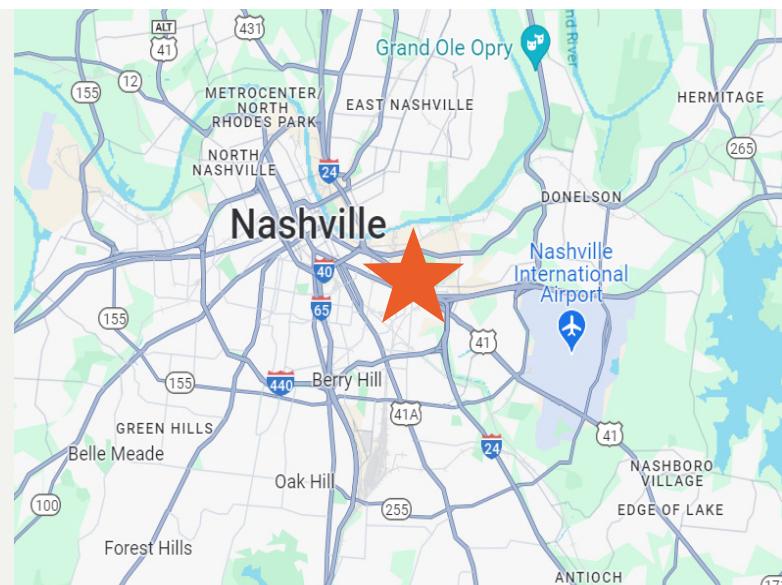
AVAILABILITY

SUITE 102

- + **6,067 SF TOTAL**
- + **CONTACT BROKER FOR PRICING**
- + **LARGE HVAC CONTROLLED OPEN PRODUCTION AREA**
- + **EXTERIOR DOCK PLATFORM WITH TWO (2) DOCK POSITIONS**

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**



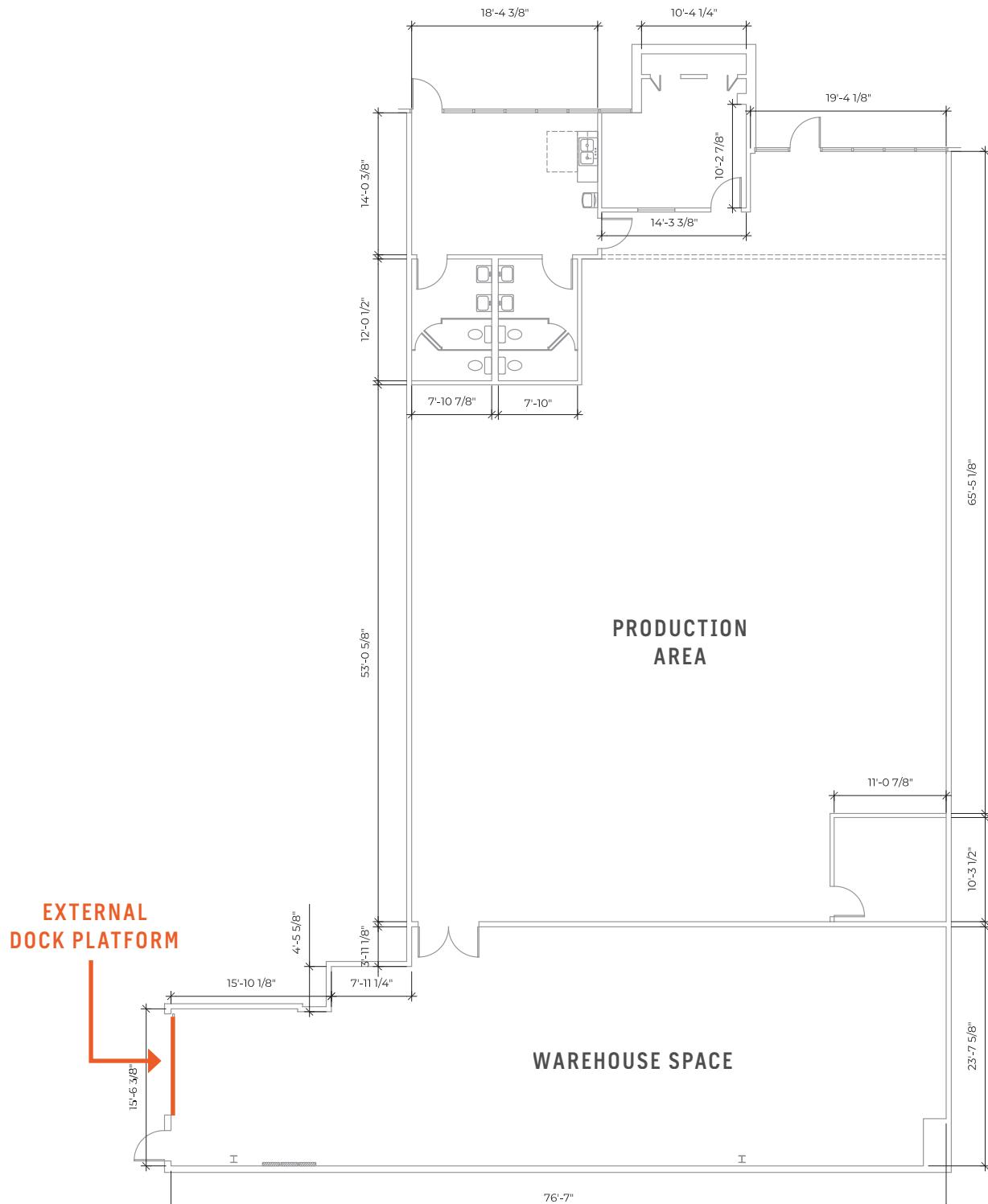


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FLOOR PLAN





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