



FOR LEASE

13,750 SF AVAILABLE | PREMIER INDUSTRIAL PARK



1922 OLD MURFREESBORO PIKE NASHVILLE, TN 37217



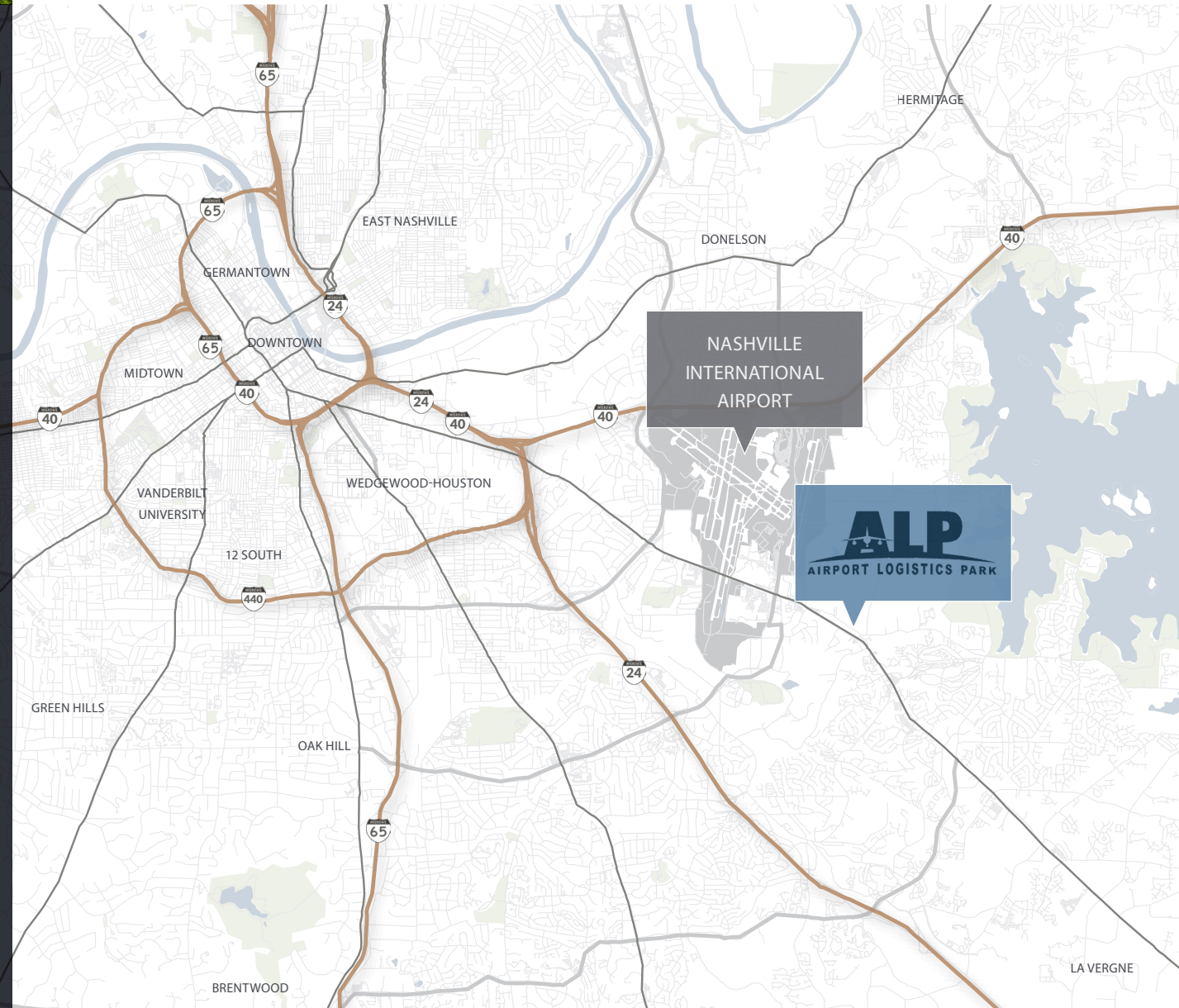


UNRIVALED LOCATION FOR DISTRIBUTION

ADJACENT TO NASHVILLE INTERNATIONAL AIRPORT

LOCATION HIGHLIGHTS

- Excellent Access to I-40, I-24, Briley Parkway and Downtown Nashville
- Zoned IR, Ready for Distribution & Manufacturing
- Adjacent to Nashville International Airport
- 2.5 Miles to I-40
- 3 Miles to I-24
- 2 Miles to Briley Parkway
- 8 Miles to Downtown
- 50% of the United States Population is located within 650 miles from Nashville / Davidson County
- 75% of the United States market is within a 2-hour flight
- 12 Million people live within a 2.5-hour drive



AVAILABLE FOR LEASE

13,750 SF WAREHOUSE SPACE IN BUILDING 150



SPACE SPECIFICATIONS

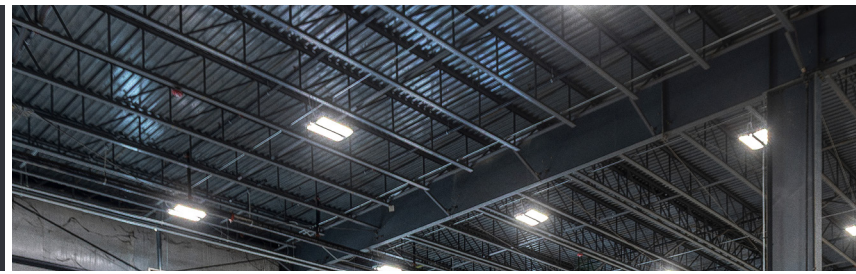
BUILDING	150
AVAILABLE DATE	December 1st, 2026
AVAILABLE SF	13,750 SF
OFFICE SF	1,500 SF
CLASS	A
SPACE TYPE	Office/Warehouse with Counter
CLEAR HEIGHT	26' - 28'
DOCK DOORS	Seven (7) Dock Doors with Edge of Dock Levelers One (1) Dock Door with Pit Leveler One (1) 12'x14' Drive-In Door
ELECTRICAL	250 Amp 3 Phase Power
MISCELLANEOUS	ESFR sprinklers



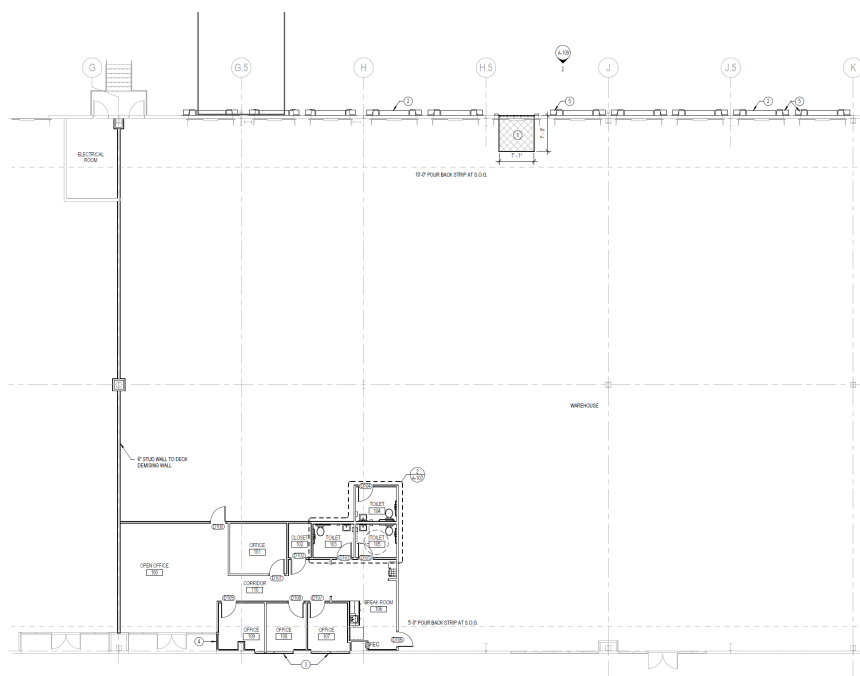


INTERIOR VIEWS

13,750 SF WAREHOUSE SPACE FOR LEASE



13,750 SF WAREHOUSE SPACE IN BUILDING 150





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FOR LEASING INQUIRIES

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