

FOR LEASE

±10,000 SF Warehouse with additional ±1,434 Stand-Alone Office Building

Tractor Trailer Storage
Visible from Briley Pkwy

6401 Centennial Blvd, Parcel 1B, Nashville, TN 37209



HIGHLIGHTS- PARCEL 1B

- ±11,434 SF Available Space
- ±10,000 SF Industrial Building
- Stand Alone 1,434 Office Building
- Includes 2.03 Acres
- 1.13 Graveled Acres for Tractor Trailer Storage
- Additional Land Available for \$2,650 NNN per Acre Per month
- High Traffic Industrial Corridor
- Visibility from Briley Pkwy
- 400 Amp Power
- Clear Height – 16'3"-19'9"
- 12' x 14' Drive-in door
- Skylights
- Ventilation system
- Sprinklered
- Price: \$14.00 /SF NNN
- Within 2 miles of I-40 & ½ Mile of Briley Pkwy

Additional On-Site Leasing & Build-To-Suit Opportunities (Page 4)



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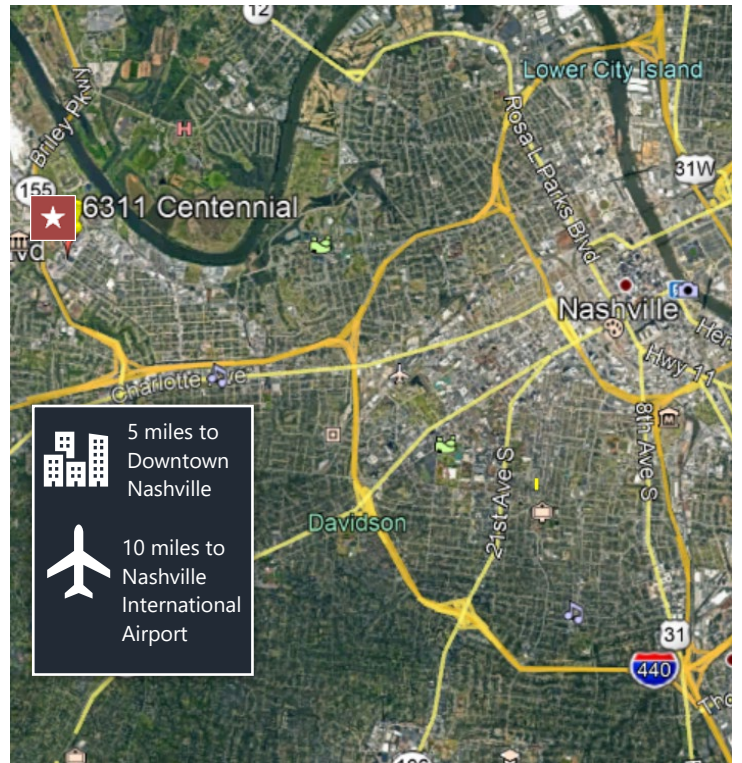
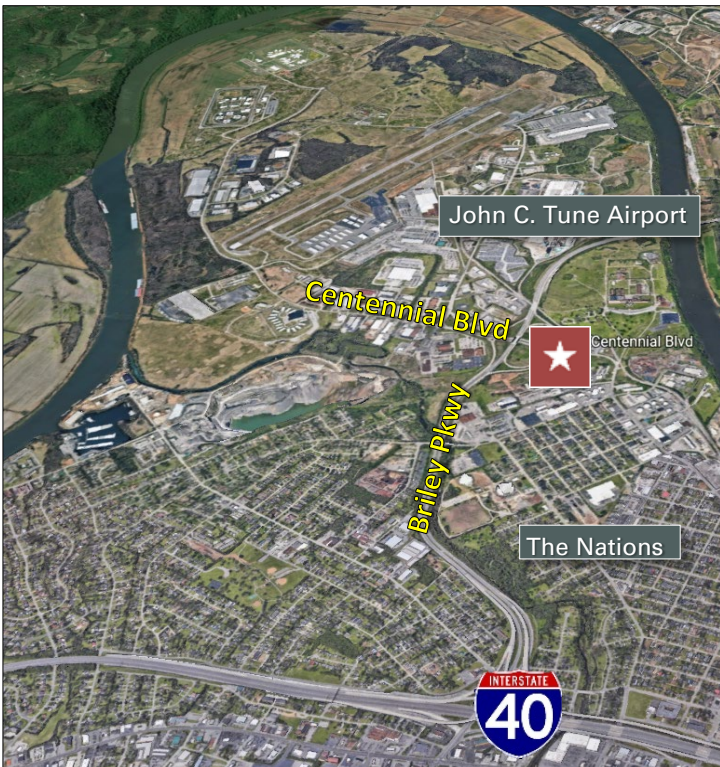
Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Lease
±10,000 SF Warehouse
±1,434 SF Office Building

6401 Centennial Blvd
Nashville, TN 37209
Davidson County

CHARLES
HAWKINS CO.

PHOTOS / AERIALS



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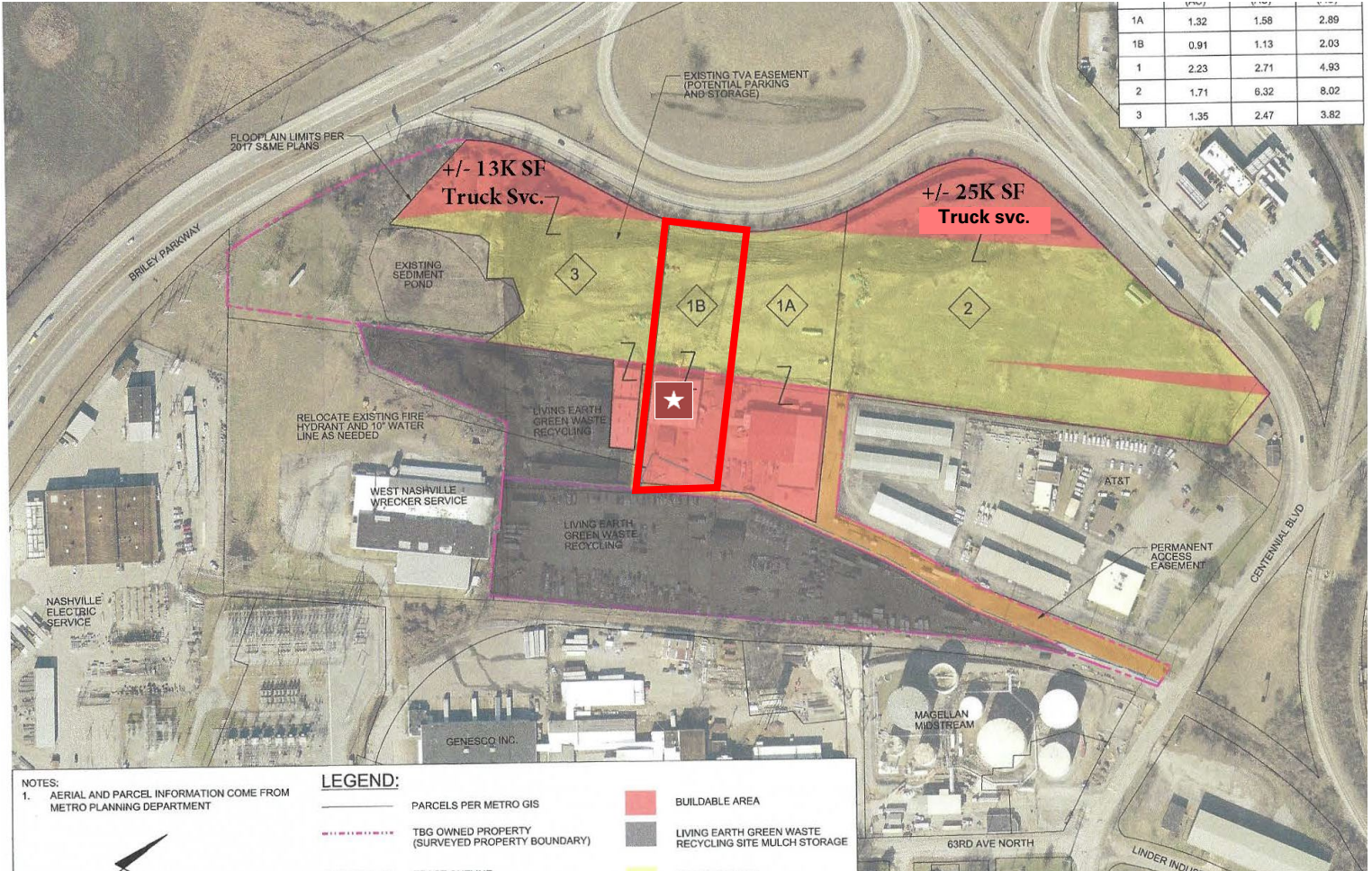
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LAYOUT



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**CHARLES
 HAWKINS CO.**

**ALL LEASING
 OPPORTUNITIES ON-SITE**

▪ **Parcel 1A**

- ±18,950 SF Warehouse & Office
- Includes ±2.89 Acres
- Lease Rate: \$14.00 /SF NNN
- Additional land available for \$2,650 NNN per acre per month

▪ **Parcel 1B**

- ±10,000 SF Warehouse
- ±1,434 Office Building
- Includes ±2.03 Acres
- Lease Rate: \$14.00 /SF NNN
- Additional land available for \$2,650 NNN per acre per month

▪ **Parcel 2**

- ±25,000 SF Build-to-suit
- Includes ±4.0 Acres
- Lease Rate: starting at \$20.00 /SF NNN
- Additional land available for \$2,650 NNN per acre per month

▪ **Parcel 3**

- ±8,250 SF Industrial building
- ±13,000 SF Build-to-suit
- Includes ±3.82 Acres
- Lease Rate: starting at \$20.00 /SF NNN for BTS, \$14.00 /SF NNN for existing Building
- Additional land available for \$2,650 NNN per acre per month



Existing Building



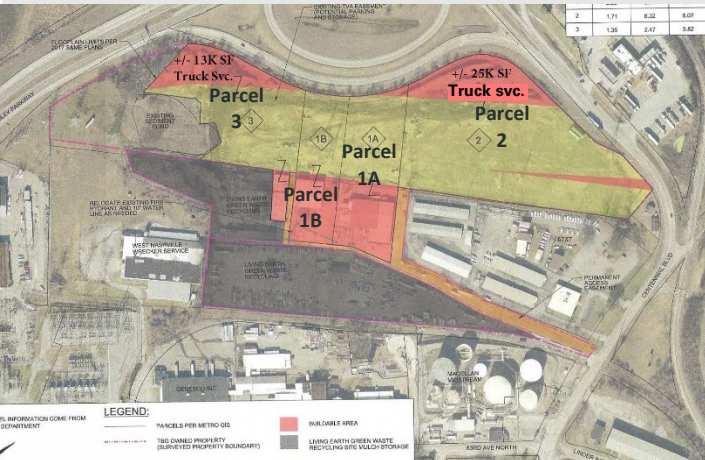
Existing Building



Example of style of facility that can be built



Example of style of facility that can be built



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