

LEASED TOGETHER OR SEPARATELY

RENOVATIONS IN PROGRESS

FOR LEASE

505-515 FESSLERS LANE

NASHVILLE, TN 37210 | DAVIDSON COUNTY

±5,300 SF FLEX OFFICE / WAREHOUSE | ±0.65 AC FENCED YARD

CHASE WOOD

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FOUNDRY
COMMERCIAL

PROPERTY HIGHLIGHTS

±5,300 SF

SF AVAILABLE
(OF 11,225 SF)

±0.65 ACRE

FULLY FENCED
AND LIT YARD

RENOVATION

IN PROGRESS
OF TWO ROLL UP
DOORS

75+

PARKING SPACES
TOTAL

<5 MIN

TO DOWNTOWN
NASHVILLE

<10 MIN

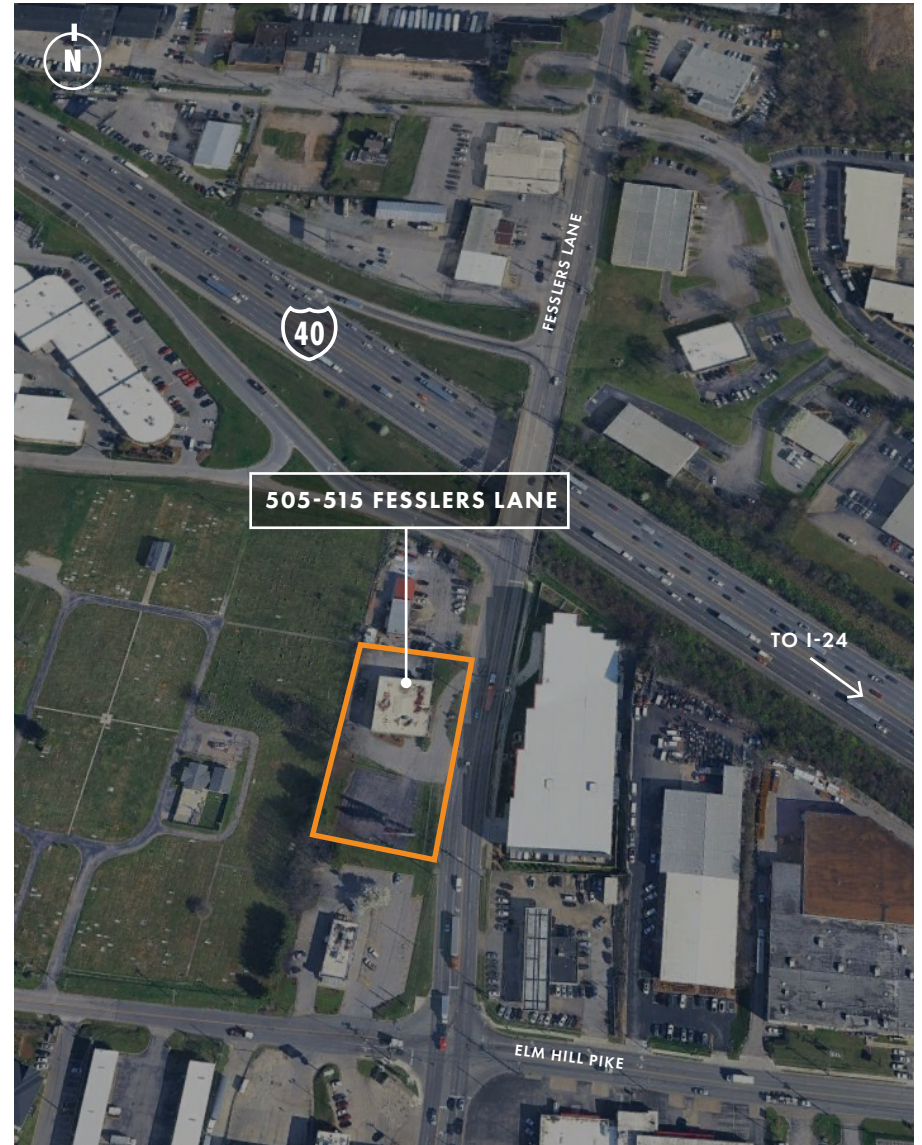
TO BNA

<2 MIN

TO I-40

<5 MIN

TO I-24



PROPERTY OVERVIEW

PRIME INFILL NASHVILLE OFFICE/ WAREHOUSE WITH OUTDOOR STORAGE

505-515 Fessler Lane offers a unique flex office/warehouse leasing opportunity just less than two minutes from I-40 and under five minutes from I-24 and downtown Nashville, providing exceptional access to the region's major transportation corridors.

The lower level of the $\pm 11,225$ SF building is available for lease and consists of approximately 5,300 SF, paired with an adjacent ± 0.65 -acre fenced outdoor storage paved yard that has approximately 40 parking spaces. The property is well suited for industrial outdoor storage users, truck and trailer parking, container and equipment storage, contractors, fleet operators, or office users requiring abundant on-site parking.

The property includes two separate addresses (505 & 515 Fessler Lane), which can be leased together or separately, providing flexibility to accommodate a variety of occupancy needs.

505 FESSLERS LANE



- $\pm 5,300$ SF available on the lower level
- Flex office / warehouse build-out
- 5 private offices, breakroom, bathroom, and shower on-site
- Renovations in progress - two roll-up doors
- 35 fully fenced in, private parking spaces on-site
- Private entrance with direct access to office suites and warehouse
- Zoned IWD (Industrial Warehousing/Distribution)

515 FESSLERS LANE



- ± 0.65 acres, fully fenced and lit yard
- Ideal for parking and outdoor materials
- Trailer, fleet, and equipment laydown
- Ample parking on site (est. 40 spaces)
- Zoned IWD (Industrial Warehousing/Distribution)

LOCATION & ACCESS

DRIVE TIMES

2 MIN

TO I-40 INTERCHANGE

5 MIN

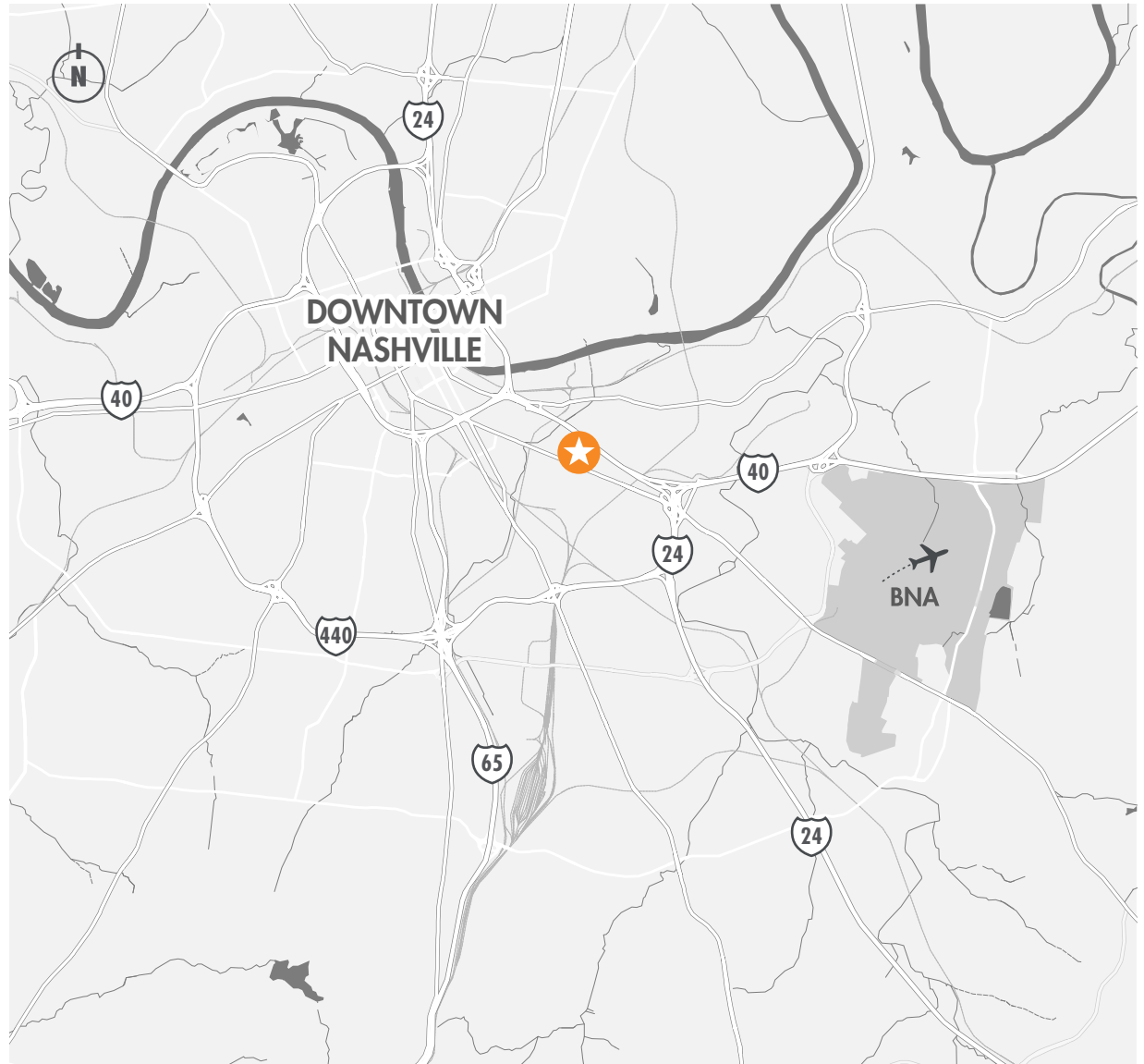
TO I-24 INTERCHANGE

5 MIN

TO DOWNTOWN NASHVILLE

10 MIN

TO NASHVILLE INTERNATIONAL
AIRPORT (BNA)



RENOVATION



ILLUSTRATIVE RENDERING: PROPOSED ROLL-UP DOORS

*For illustrative purposes only. Actual finished
space may vary from this depiction.*



PROPERTY PHOTOS





505-515 FESSLERS LANE

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