

For Sale or Lease

Research & Development Laboratory

35,528 SF on 3 Acres in MetroCenter

515 GREAT CIRCLE ROAD | NASHVILLE, TN 37228



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Property Details



515 Great Circle Road NASHVILLE, TN 37228

515 Great Circle Road is a 35,528 square foot research and development laboratory located just minutes from the Nashville downtown core in the MetroCenter submarket. A rare property for Middle Tennessee, the building offers over 19,000 square feet of laboratory space along with more than 12,975 square feet of office space and 2,900+ square feet of warehouse with two dock doors. Ceiling heights are 10.9' in the laboratory and 15.26' in the warehouse. The building also contains two walk-in coolers, a blow-out room, and an air generator room. The building comes equipped with a 120-480-amp, 3-phase electrical service with a heavy power diesel generator to provide uninterrupted electrical service to the laboratory, four zero air generators, four high-grade nitrogen generators, four low-grade nitrogen generators, four dry air generators, and two air compressors. The property sits on approximately three acres and has a paved parking lot. Built in 1998, the building has undergone renovations in 2008, 2011, 2012, and most recently in 2013.

PROPERTY HIGHLIGHTS



R&D Laboratory Facility

- 12,975 SF Office Space
- 19,573 SF Laboratory Space
- 2,980 SF Warehouse Space



3 Acres in MetroCenter



Renovated in 2013



Available for Occupancy
July 1, 2024

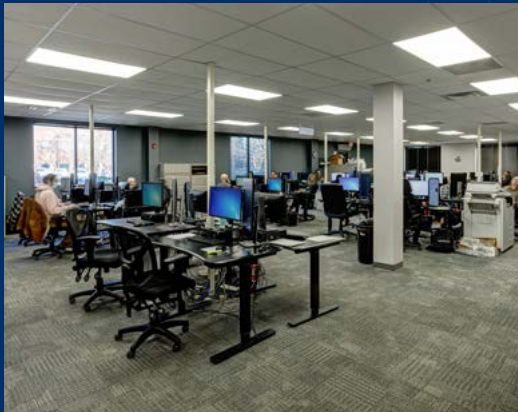
**Existing Lease details available upon request*



Located in an Opportunity Zone

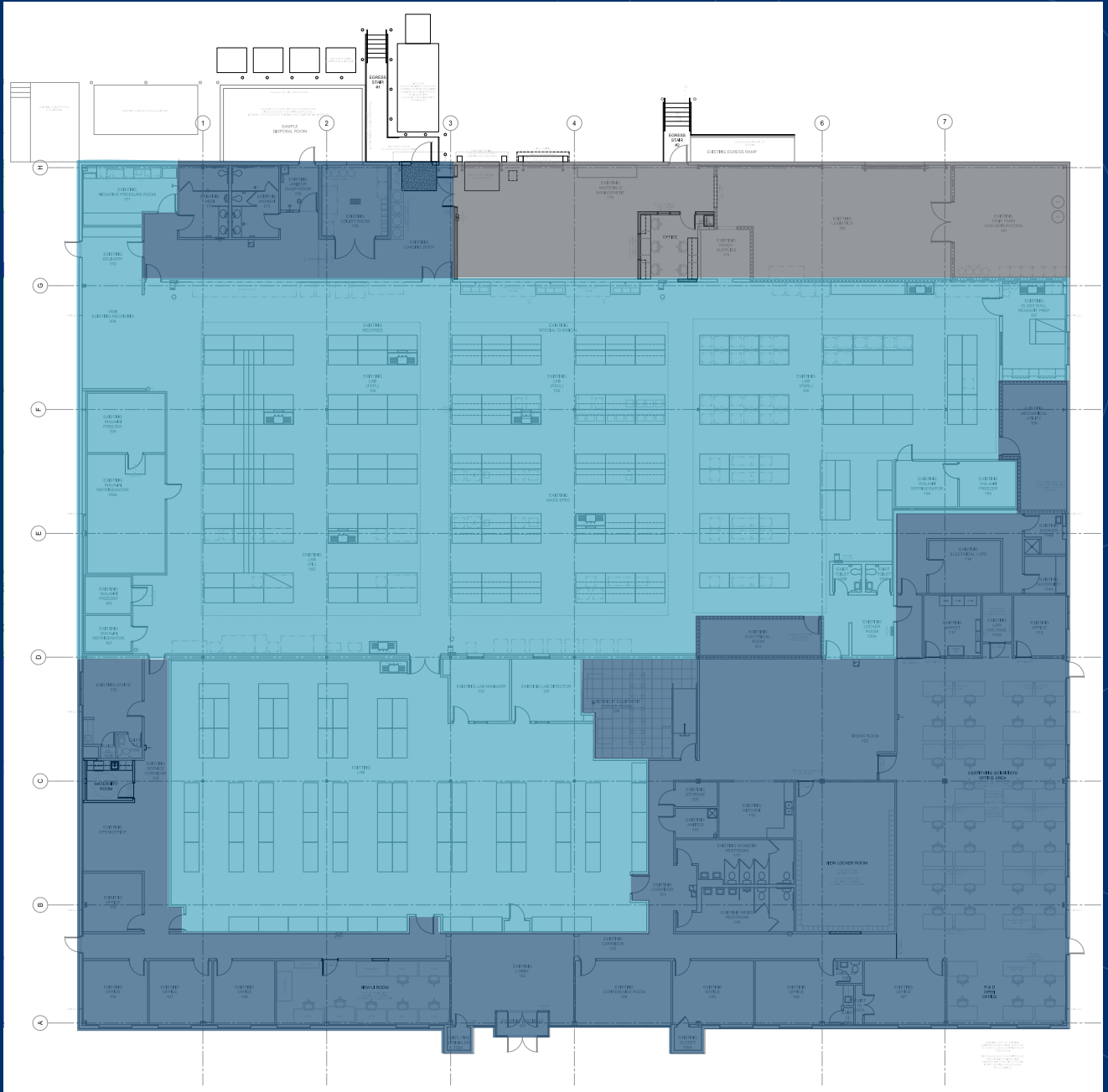


Property Details





Floor Plan



35,528 SF



OFFICE SPACE
12,975 SF



LABORATORY SPACE
19,773 SF



WAREHOUSE SPACE
2,980 SF



Area Development and Amenities



Dining

Starbucks
Dunkin' Donuts
Chick-fil-A
Chipotle
Smoothie King
Arby's
Jersey Mike's Subs
McDonald's
Wendy's
Taco Bell
Subway

Residential (over 2,500 units)

One Metrocenter Apartments
The Presley Apartments
Knox at Metrocenter
Arya North Nashville
Abberly Riverwalk

Lodging

SpringHill Suites by Marriott
Home2 Suites by Hilton
Holiday Inn Express
Fairfield Inn & Suites
Millennium Maxwell House Hotel
Candlewood Suites

For more information,
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