

FOR LEASE

±27,300 SF Available (*Divisible*)

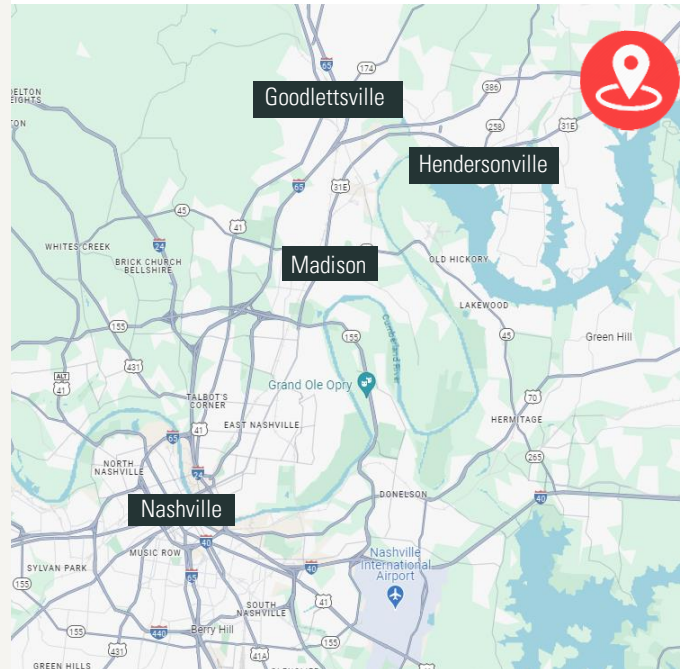
Prime Industrial Leasing Opportunity in
Hendersonville

1046 Avondale Rd, Hendersonville, TN 37075



HIGHLIGHTS

- ±27,300 SF Available (*Divisible*)
 - (2) Units Available (*can be combined*)
 - **Unit 1 - ±11,700 SF**
 - Available Immediately
 - Rate: Contact Brokers | OPEX: \$1.54/SF
 - **Unit 2 - ±15,600 SF**
 - Available Immediately
 - ±1,500 SF Office Space
 - (4) Dock Doors
 - Rate: Contact Brokers | OPEX: \$1.54/SF
- 20' Clear Height at First Column Line, 26' Clear Height at the Eave
- Wet Sprinkler System
- Less than 1 mile to access Vietnam Veterans Blvd
- Located in Hendersonville – a growing suburb in the Nashville MSA



Bridger Smith, SIOR
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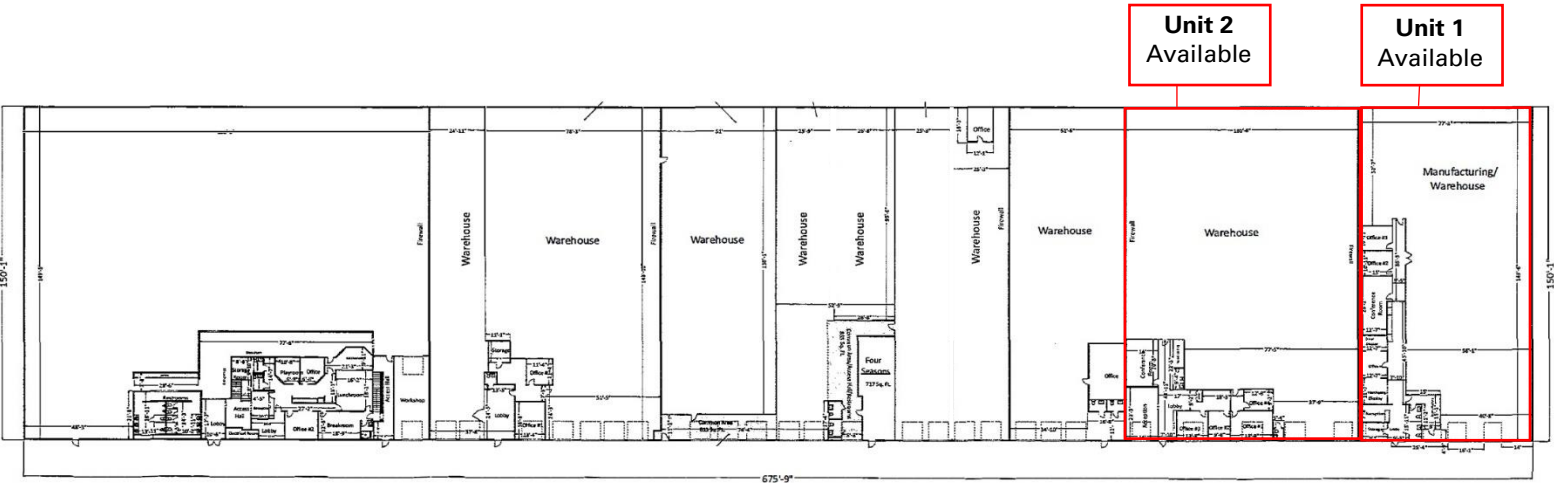
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Drive, Suite 100
Nashville, TN 37204
T: 615.256.3189

For Lease
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Industrial Space

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Hendersonville, TN 37075
Sumner County

CHARLES
HAWKINS CO.

FLOOR PLAN



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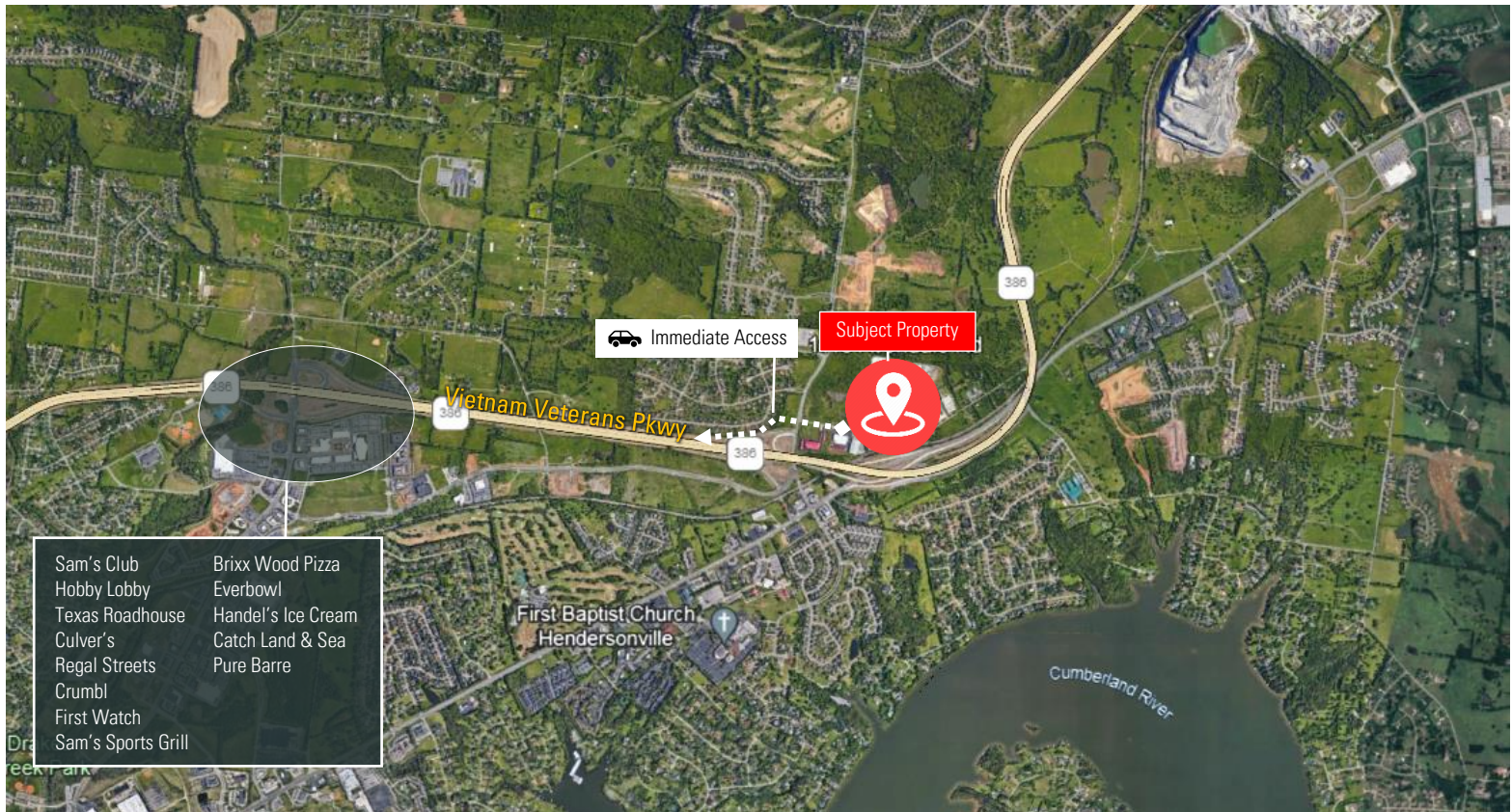
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**CHARLES
HAWKINS CO.**



Sam's Club
Hobby Lobby
Texas Roadhouse
Culver's
Regal Streets
Crumbl
First Watch
Sam's Sports Grill

Brixx Wood Pizza
Everbowl
Handel's Ice Cream
Catch Land & Sea
Pure Barre

First Baptist Church
Hendersonville

Cumberland River

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