

±13,320 SF Available

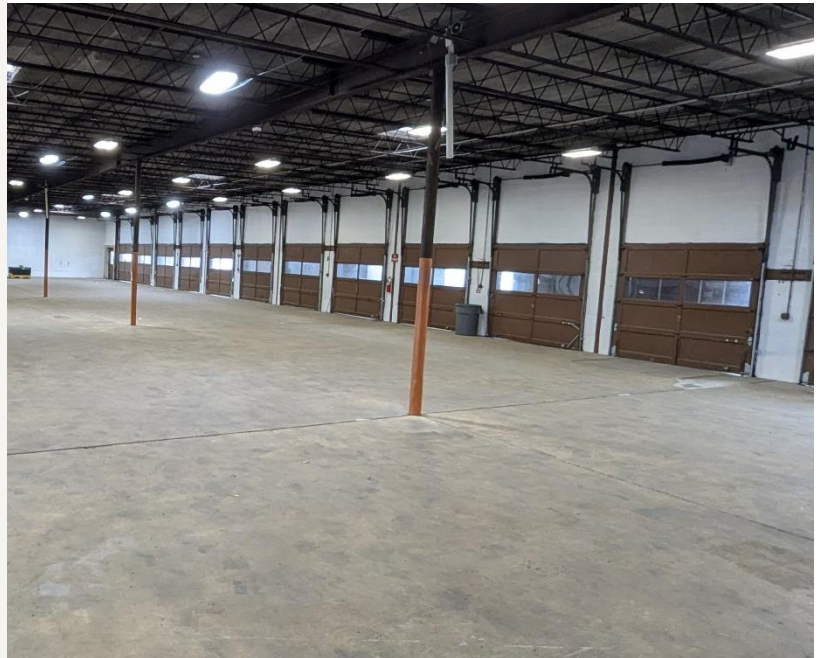
Opportunity to Lease Warehouse & Office Space  
within the I-440 Loop

109 Tredco Drive, Nashville, TN 37210



## HIGHLIGHTS

- ±13,230 SF Warehouse & Office
  - ±10,800 SF Warehouse
  - ±2,520 SF Office
- Dock Doors:
  - Up to 12 dock doors available facing Tredco Dr
  - Edge of Dock Levelers
- Ceiling Height: ±15'6" to the deck
- Warehouse Lighting: LED Motion-Activated
- Zoned IWD (Industrial Warehouse/Distribution)
- Prime location near BNA Airport and the Fairgrounds
- Less than 2 miles to access I-440, I-24, and I-40
- Less than 5 miles to downtown Nashville
- Monthly Rent: \$22,000.00/Month Gross (Includes Taxes, Insurance, CAM & Utilities)



**Jeff Thomas, CCIM**  
First Vice President  
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jthomas@charleshawkinsco.com

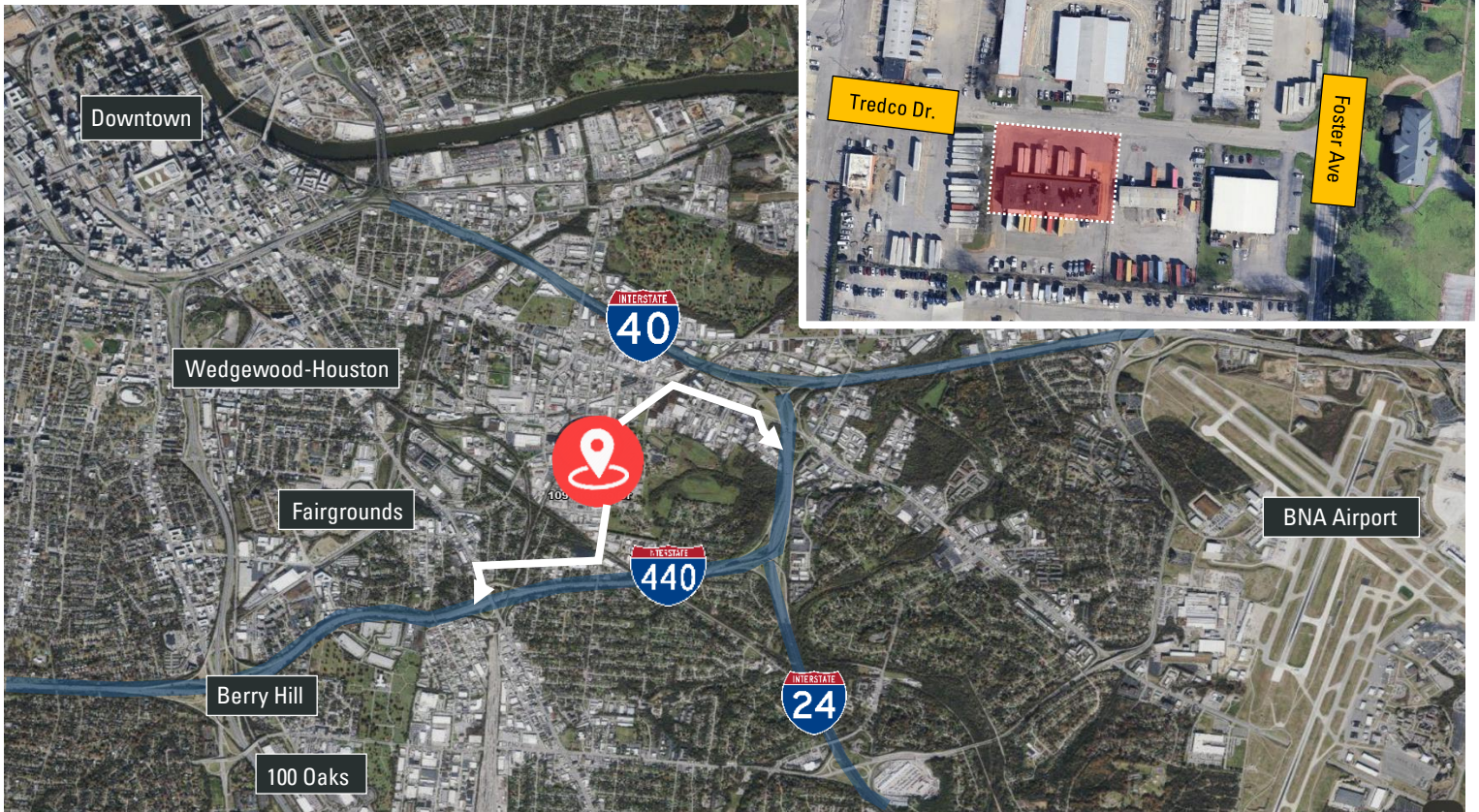
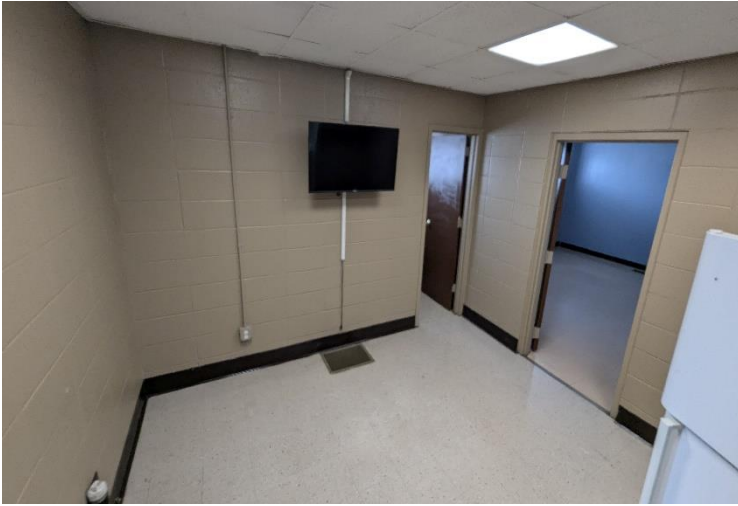
**Tee Patterson, SIOR**  
First Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 3204  
T: 615.256.3189

For Lease  
±13,320 SF  
Warehouse & Office Space

109 Tredco Drive  
Nashville, TN 3710  
Davidson County

CHARLES  
HAWKINS CO.



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