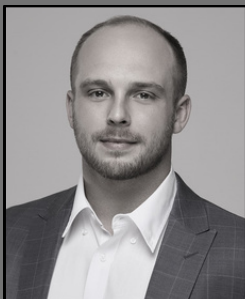


FOR SALE

27,000± SF INDUSTRIAL BUILDING | 1.67 ± ACRES

2703-2725 GRANDVIEW AVE.
NASHVILLE, TN



Hunter McElroy

President, Veritas Realty Group, LLC

Cell: (662) 803-4319

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Property Specifications

27,000 ± SF INDUSTRIAL BUILDING

1.67 ACRES

6 PARCELS

IWD ZONING

PAVED PARKING LOT

Full Building Specifications

Total Square Footage	± 27,881 SF
Dock-High Doors	6
Drive Up Doors	2
Climate Controlled	Office Only
Clear Height	8' - 14'
Parking	Open Asphalt
Roof	Metal





SPECIFICATIONS

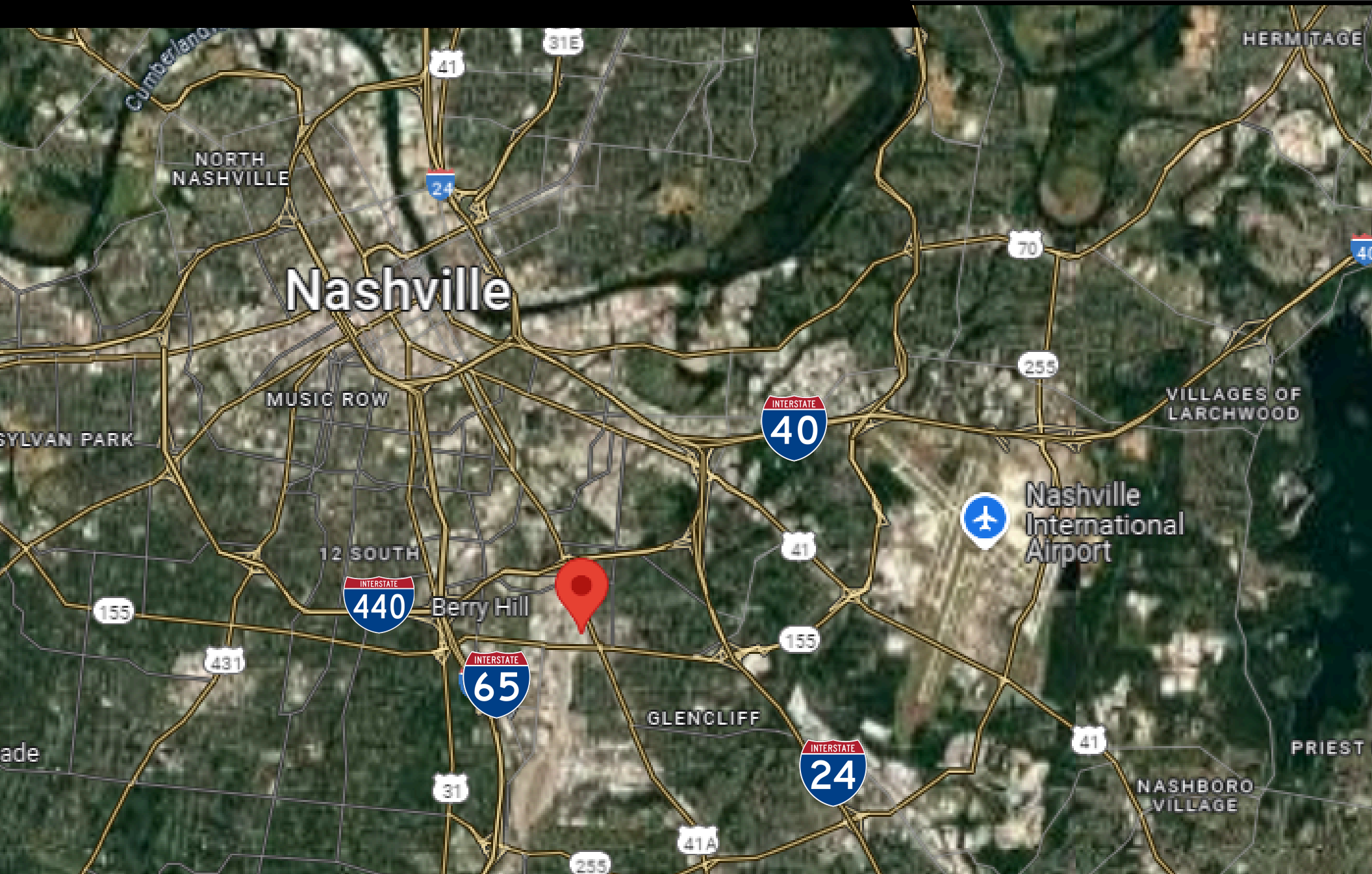
Address	Year Built	Building Area (SF)	Land (Acres)	Clear Height	Office
2703 Grandview	1990	2,406	0.26	12'	1,584
2705 Grandview	Vacant	0	0.17	0	0
2707 Grandview	1995	5,038	0.17	8'	0
2709 Grandview	1975	2,817	0.34	13'	369
2715 Grandview	1972	17,620	0.45	14'	6,833
2725 Grandview	Vacant	0	0.28	0	0
Total		27,881	1.67		8,786

LOCATION

6 Miles from Nashville

7 Miles from Nashville Int'l Airport

2 miles to the CSX Terminal



INTERIOR IMPROVEMENTS

30 Office Spaces
2 Conference Rooms



EXTERIOR IMPROVEMENTS

4 Buildings Total
6 Loading Docks
Plenty of Garage Space



FLOOR PLAN (2715 Grandview)

± 27,881 SF

