

FOR LEASE

±22,826 SF Available

Industrial Building for Lease in the Allied Industrial Park

3721 Vulcan Drive, Nashville, TN 37211



HIGHLIGHTS

- Industrial Building in the Allied Industrial Park
- ±22,826 SF Available
- ±2,400 SF Office
- ±1.17 Acres
- Lease Rate: \$16.95/SF NNN
 - Estimated 2026 Operating Expenses: \$1.69/SF
- Zoned IR (Industrial Restrictive)
- Clear Span Warehouse
- (2) Dock Doors
- (1) Drive-in Door
- Sprinklered
- Hanging Warehouse Heaters
- 22'6" Clear Height
- Convenient access to I-440 and I-65 (*less than 3 miles*)



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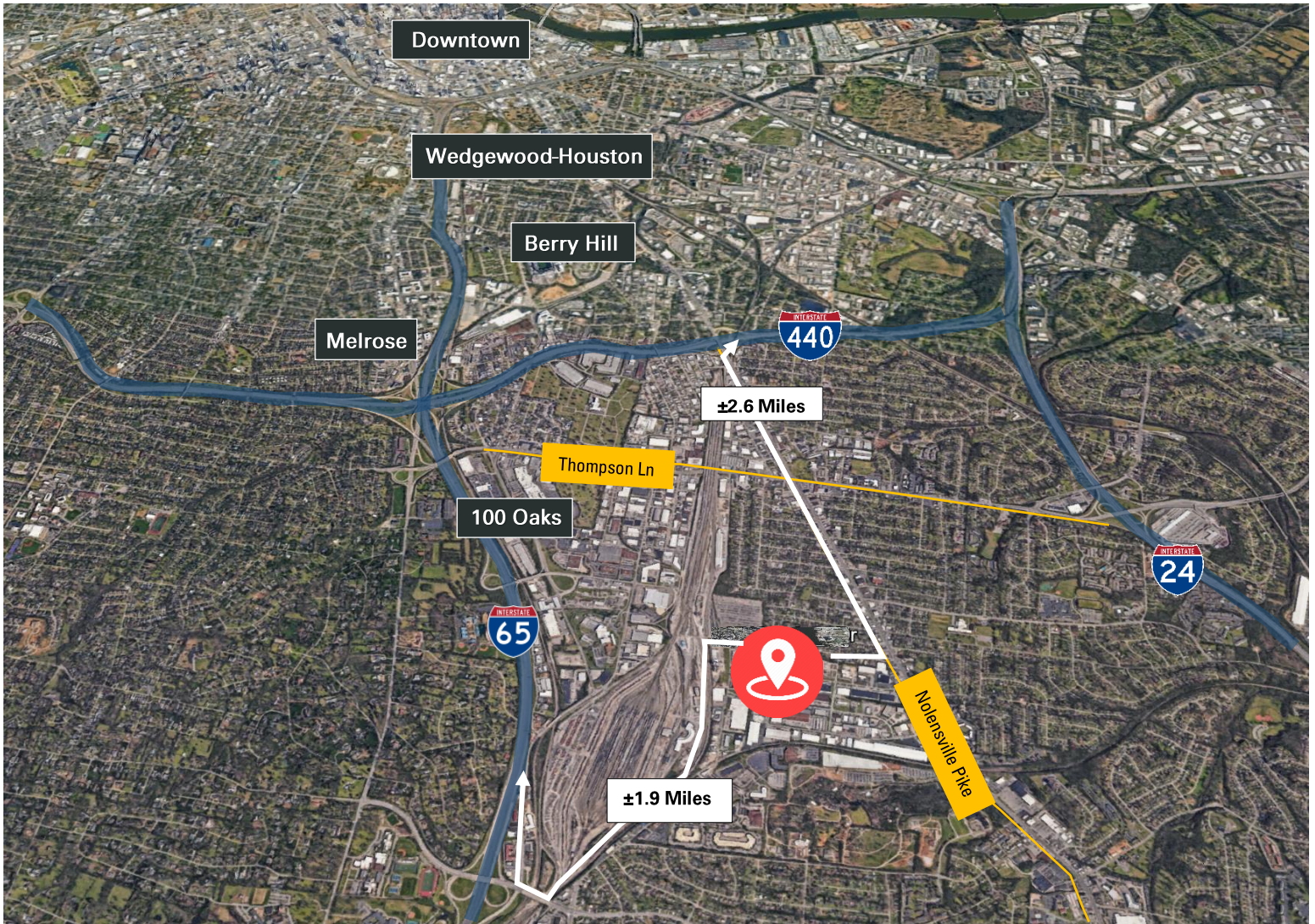
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Lease
±22,826 SF
Industrial Building

3721 Vulcan Drive
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.



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