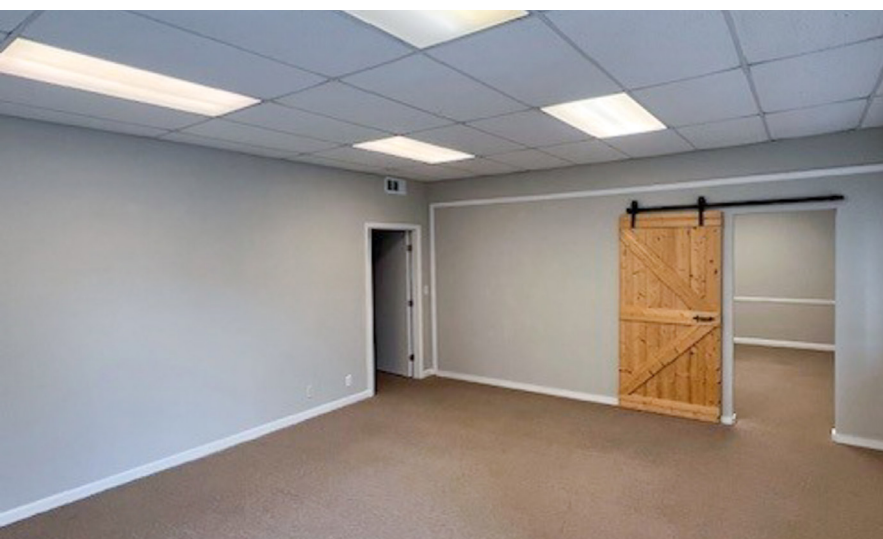


474 WOODYCREST AVENUE

— NASHVILLE, TN 37210 —



2,400 SF OFFICE/WAREHOUSE
FOR LEASE

 SOUTHEAST VENTURE

ADDRESS 474 Woodycrest Avenue, Nashville, TN 37210

SIZE 2,400 SF

AVAILABLE Immediately

ASKING RATE \$21.76 per sq ft Industrial Gross
(\$4,352 per month)
*Landlord pays base year Property Tax amount &
base year P&C Insurance amount*



AMENITIES

- New Trane 5-ton, split level HVAC Unit
 - Recently professionally serviced and cleaned
- (1) Large, Carpeted Flex Space/Office and (3) Flex/Offices and Carpeted Hallways
 - Recently Professionally Cleaned
- Break Room with Tiled Floor and complimentary large LG brand, double-door, Refrigerator/Freezer
- (2) Restrooms, one featuring a spacious, white-tiled custom shower and an accessible toilet
- Temperature-Controlled Warehouse (10.6 ft clearance) with 9 ft tall Roll-Up Door

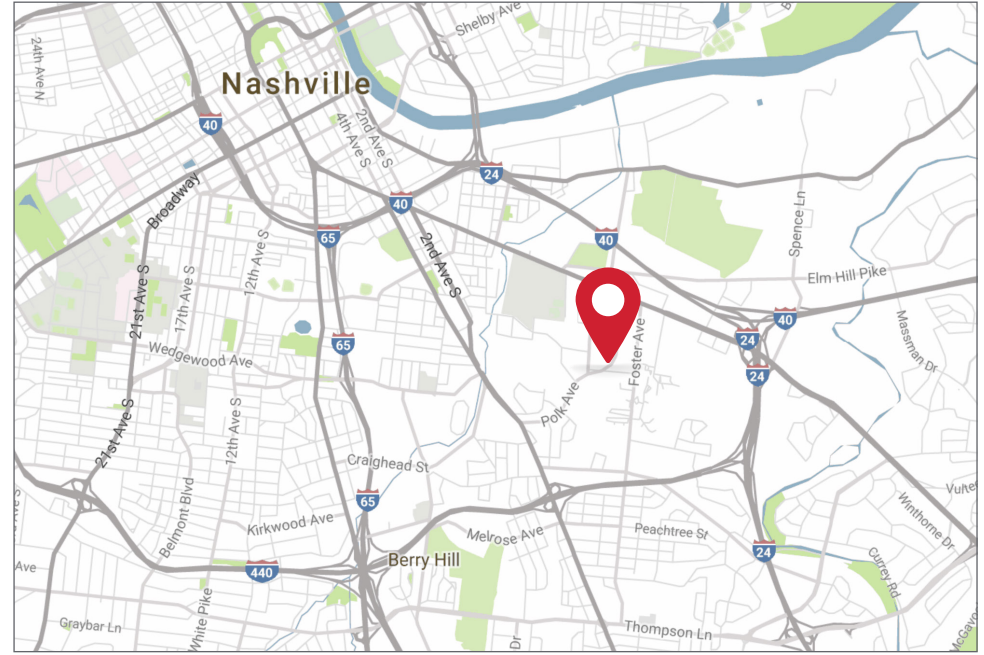
OFFICE/WAREHOUSE SPECS

- New Metal T.P.O. Roof (Front Porch 2025, Building 2023)
- Interior and Exterior Freshly Painted with top-quality Sherwin Williams' Paint
- Brick and Block Construction

LOCATION HIGHLIGHTS

- Convenient access to Major Interstates (I-40, I-24, I-65, I-440), major thoroughfares: Murfreesboro Pike, Fesslers Lane, Nolensville Pike and to the BNA International Airport
- Highly-visible site located at the intersection of Woodycrest Avenue and Polk Avenue
- Close proximity to Downtown Nashville
- U.S. Post Office less than 1/2 mile away

FOR MORE INFORMATION, CONTACT



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