

SUBLEASE

±29,375 – 44,000 SF (*DIVISIBLE*) DEAD STORAGE SPACE IN WEST NASHVILLE

CHARLES
HAWKINS CO.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

O: (615) 256-3189 I

www.charleshawkinsco.com



7359 COCKRILL BEND BLVD
NASHVILLE, TN

Exclusively Listed By:

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PROPERTY SPECIFICATIONS

CHARLES
HAWKINS CO.

SIZE	±29,375 – 44,000 SF <i>(Divisible)</i>
AVAILABLE	9/1/2026
LOCATION	Directly adjacent to the John C. Tune Airport in West Nashville ±3.3 Miles to access I-40 ±9.9 miles to Downtown Nashville ±1.7 miles to Briley Pkwy

BUILDING SPECIFICATIONS

Type	Dead Storage Space
Doors	(7) Dock Doors / (1) Drive-in Door
Racking	In-Place

Central Location Within the Nashville MSA

Cockrill Bend sits just west of Downtown Nashville, allowing businesses to efficiently serve the entire metropolitan area from one centralized location. Equipment, trailers, and vehicles can reach nearly every major commercial corridor in Nashville within 20–30 minutes.

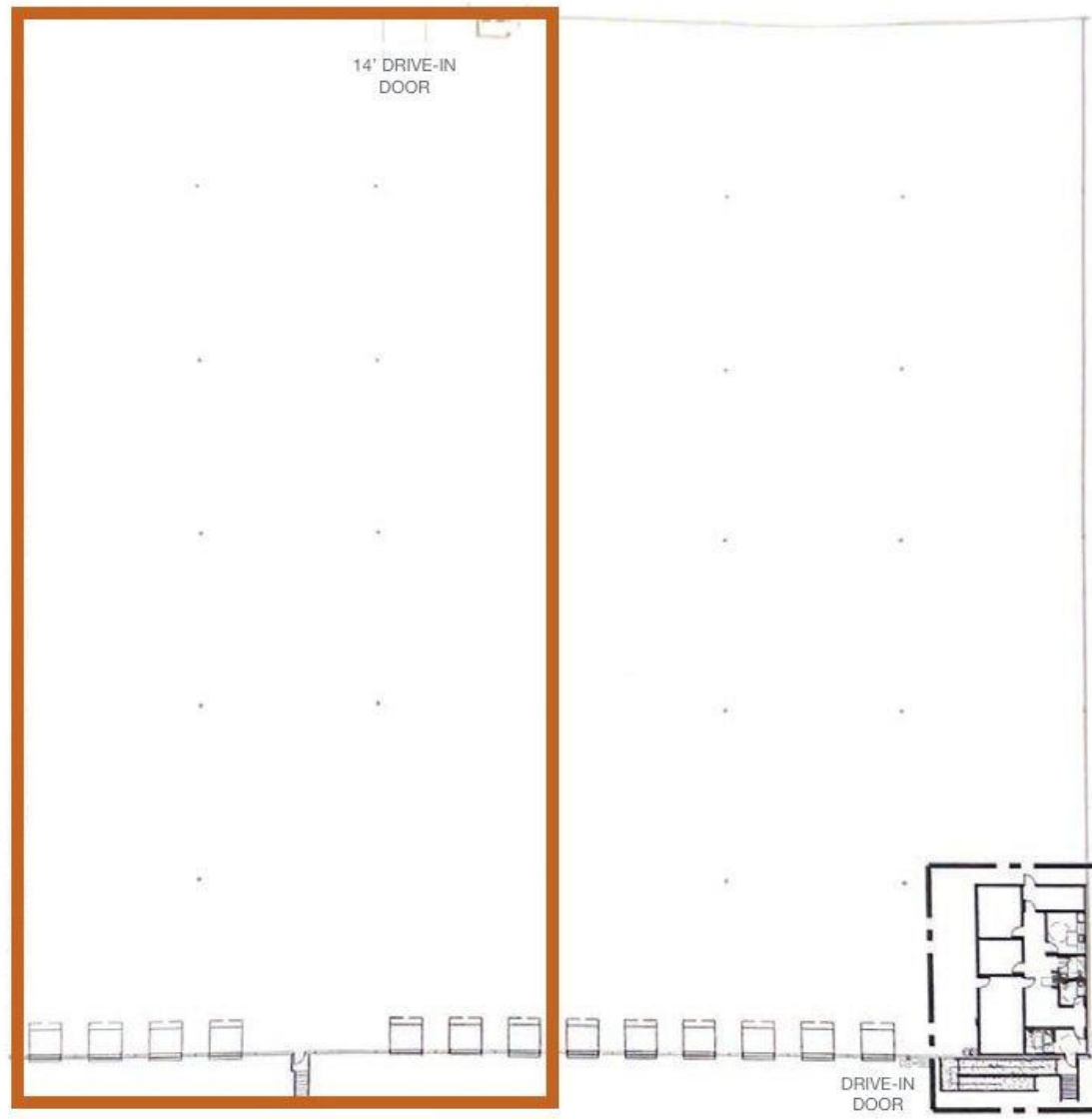
Cockrill Bend offers one of the most strategic dead storage locations in Middle Tennessee. Its central Nashville position, immediate interstate access, established industrial character, and proximity to major employment centers allow businesses to efficiently stage vehicles, trailers, equipment, and materials while maintaining rapid access to projects throughout the region.



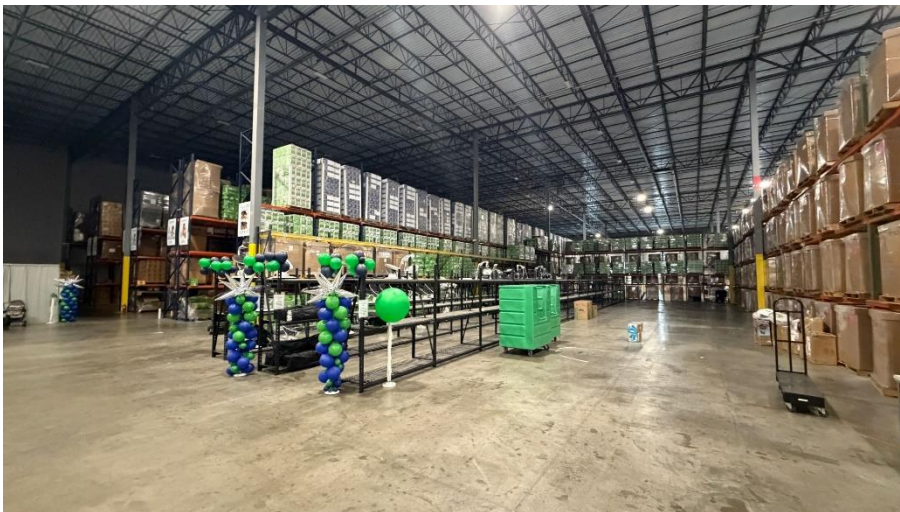
SUBLEASE RATE: \$11.95/SF NNN

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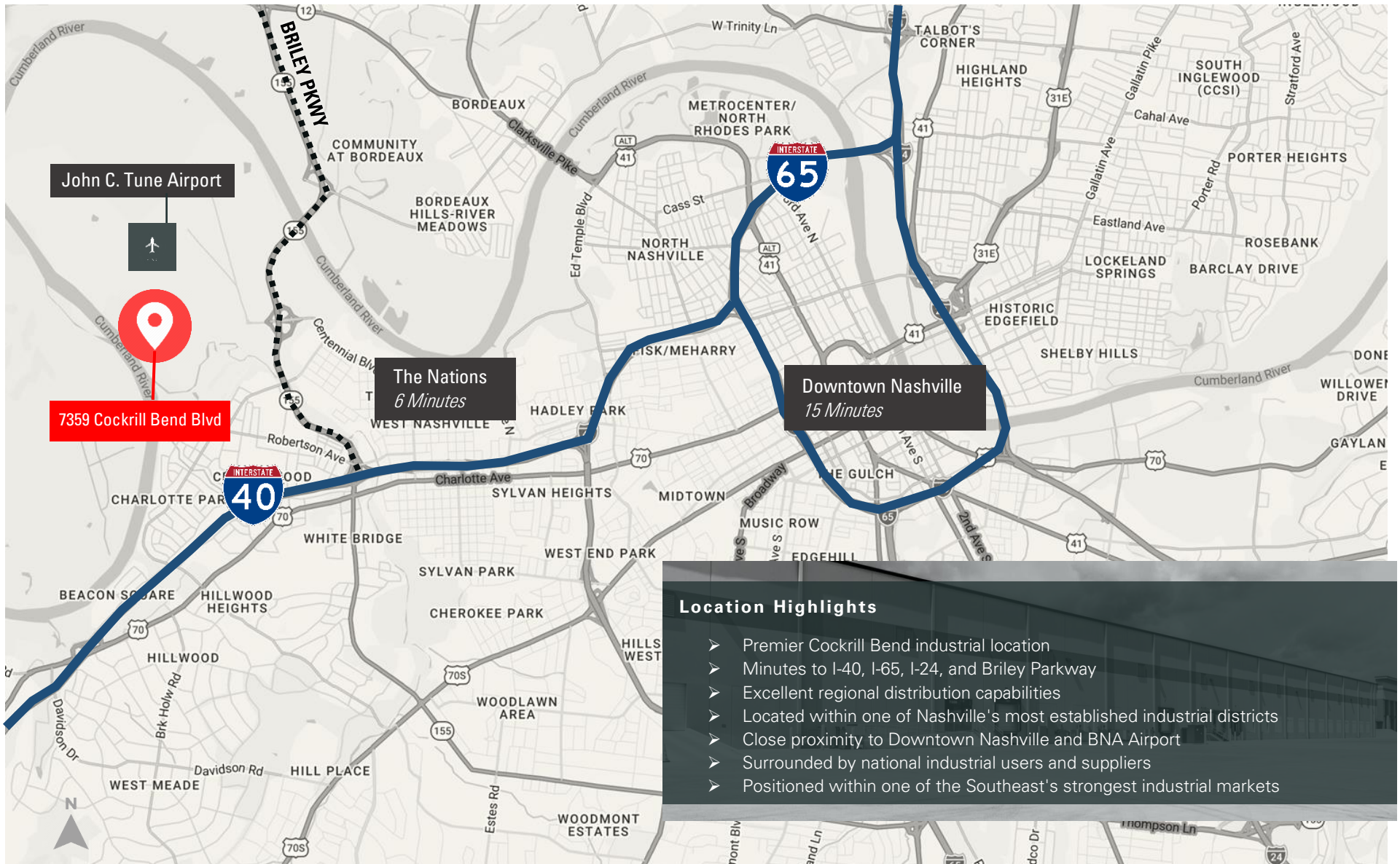
FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP





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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Show Up. Care. Deliver.