

# FOR LEASE

±24,567 SF on 2.99 Acres

Truck Maintenance Facility with IOS Located within the I-440 Loop

1333 Foster Ave, Nashville, TN 37210



## HIGHLIGHTS

- ±24,567 SF
- ±2,617 SF Office
- ±2.99 Acres
- **Reduced Rate: \$22/SF NNN**
- Zoned: IWD (Industrial Warehousing/Distribution)
- (5) Drive Through Bays with 18'h x 17'w Doors
- (3) Drive Through Bays with 16'h x 16' w Doors
- (7) Additional 12'h x 10'w Drive-in Doors
- 600 Amps 240V Electrical Service
- 18'-25' Clear Height
- Fluorescent Lighting
- Prime location inside the I-440 Loop
- Proximity to the Fairgrounds, Wedgewood-Houston, Berry Hill, and 100 Oaks
- Less than 1 mile to access I-440



## ESTIMATED 2026 OPERATING EXPENSES

Operating Expenses \$2.25/SF

**Hi Lewis, SIOR**  
First Vice President  
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**Tee Patterson, SIOR**  
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**Jake Morris**  
Senior Vice President  
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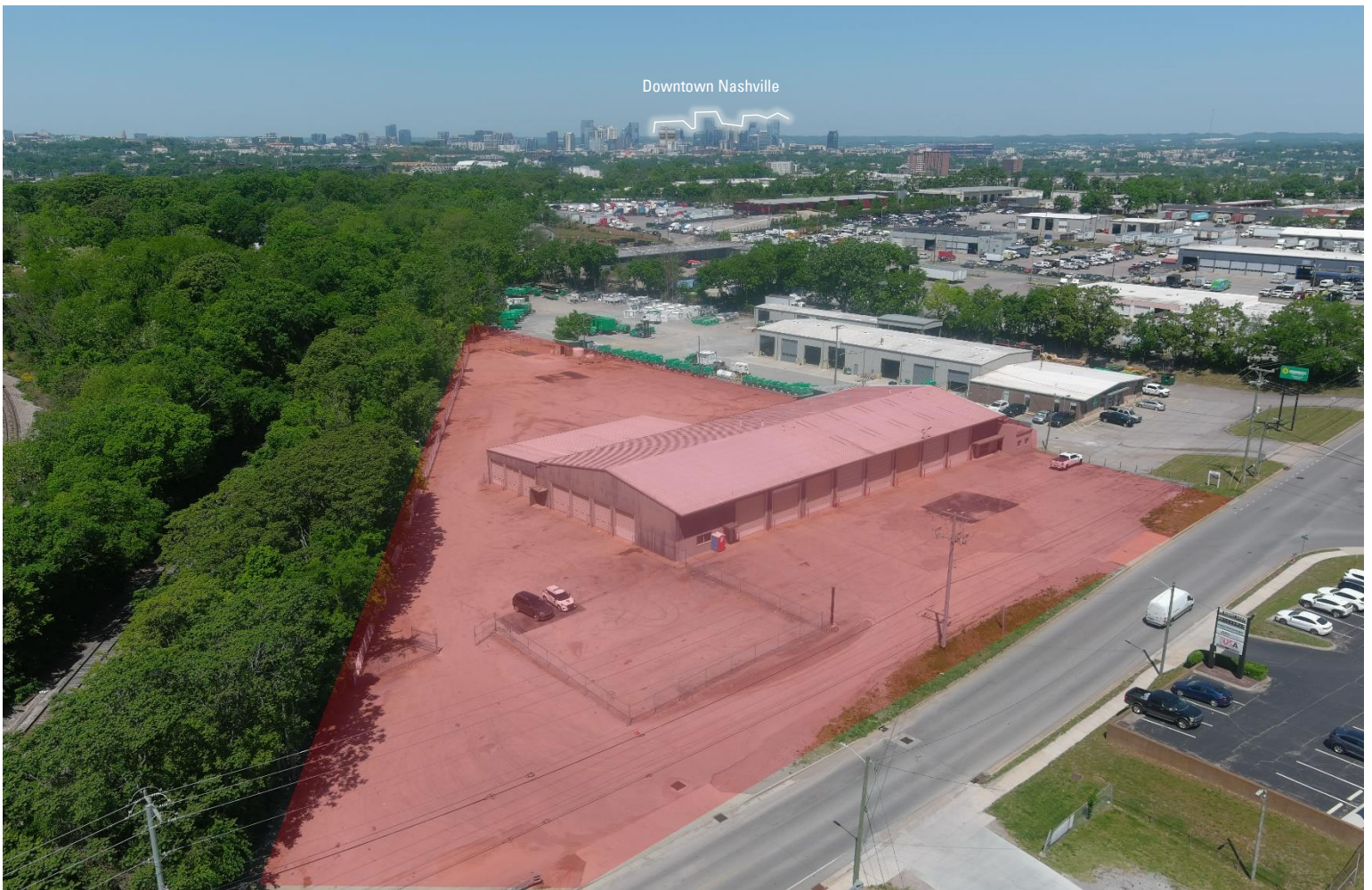
Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill, Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

For Lease  
±24,567 SF Available  
Industrial Building

1333 Foster Ave  
Nashville, TN 37210  
Davidson County

CHARLES  
HAWKINS CO.

PHOTOS



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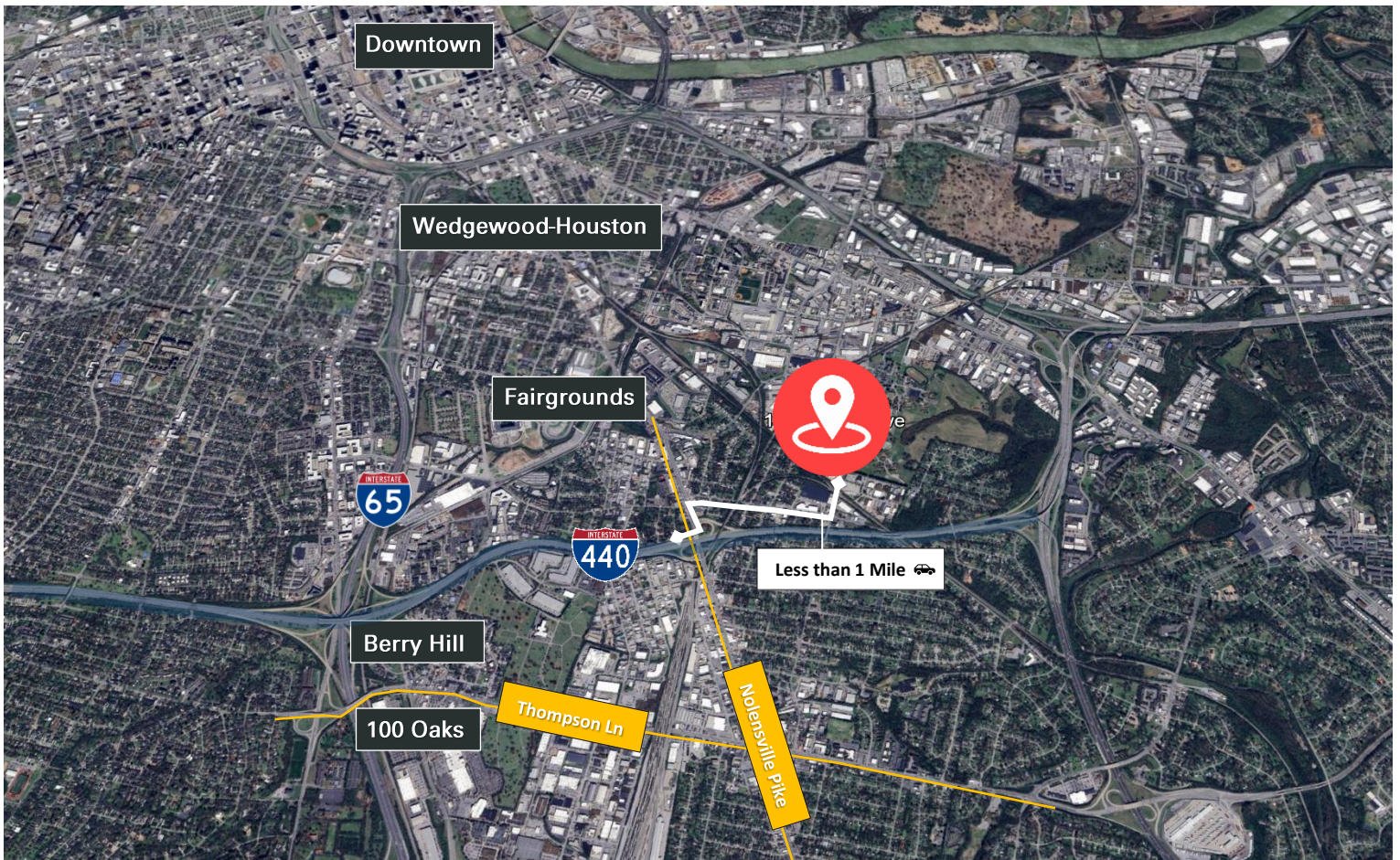
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