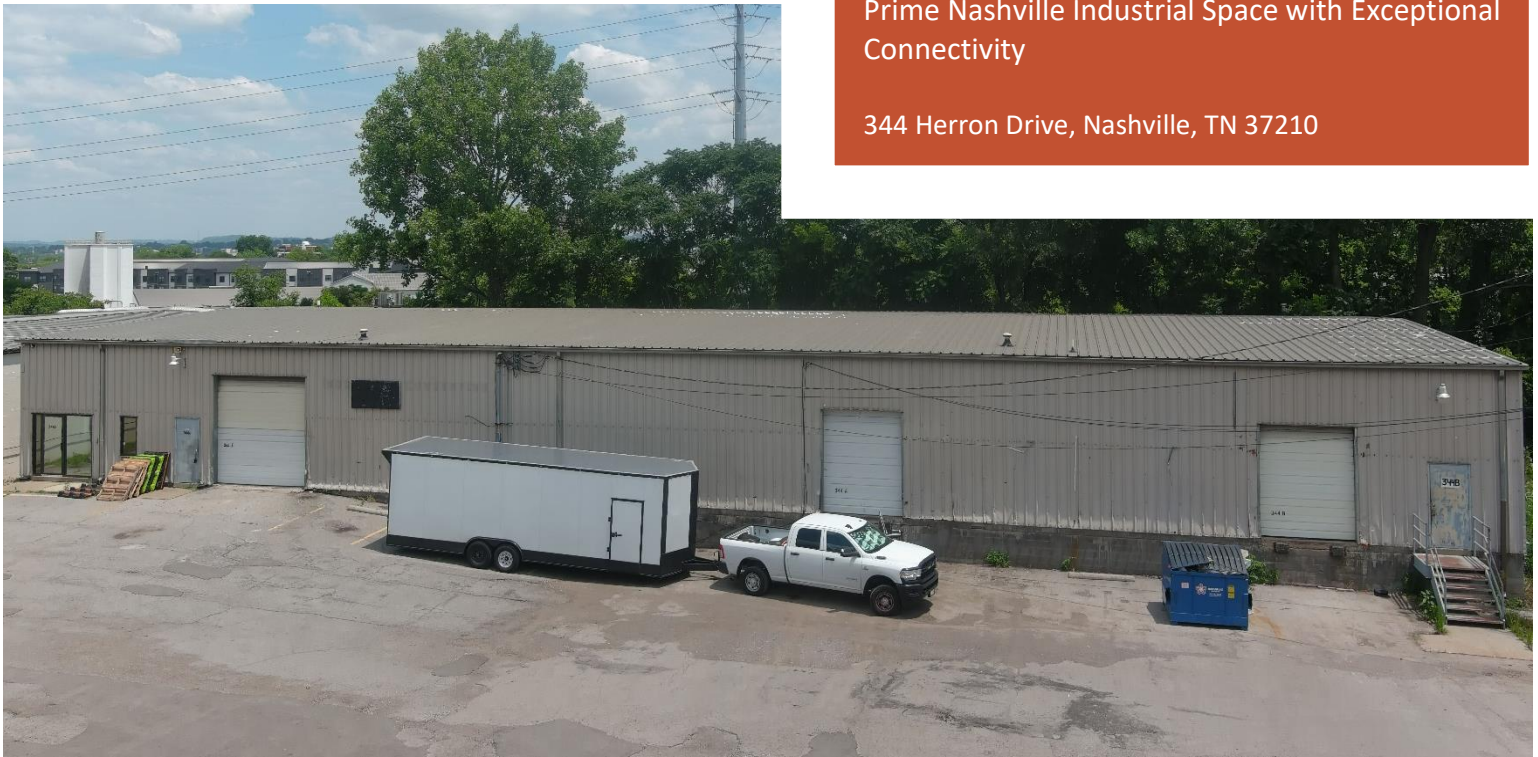


SUBLEASE

±5,000 SF Available

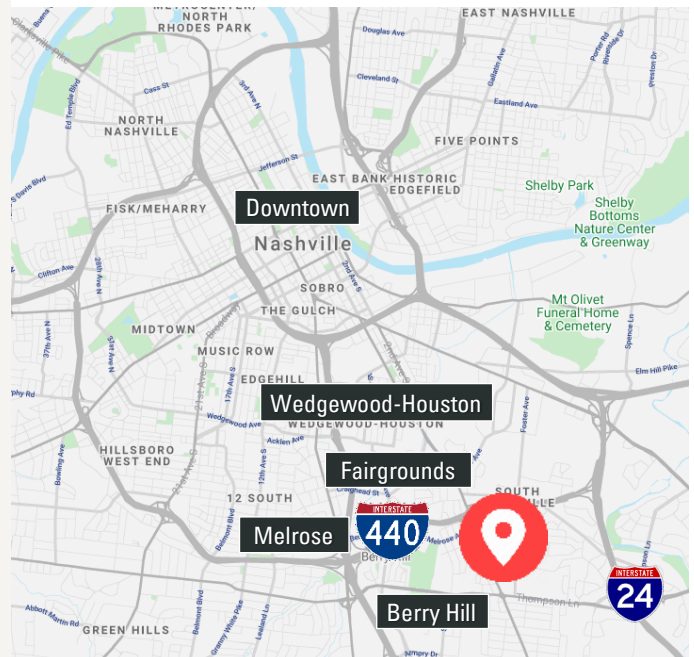
Prime Nashville Industrial Space with Exceptional Connectivity

344 Herron Drive, Nashville, TN 37210



HIGHLIGHTS

- ±5,000 SF Available
- Zoned IR (Industrial Restrictive)
- Sublease Rate: \$19/SF NNN
- Term Expires: 4/30/2030
- (1) Dock High Door (8' x 10')
- Clear Height: 15'6" – 17'
- Suspended Gas Heat
- Warehouse Exhaust Fans
- 3-Phase, 800 AMP
- 36' x 20' Column Spacing
- Ideally situated near the new GEODIS Park soccer stadium
- Adjacent to a new luxury townhome development: OXENFREE We-Ho
- The property is a short distance from several notable restaurants and businesses
- Convenient interstate access (±1 mile to I-440 on/off ramp)



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

Sublease
±5,000 SF Available
Industrial Space

344 Herron Drive
Nashville, TN 37210
Davidson County

**CHARLES
HAWKINS CO.**

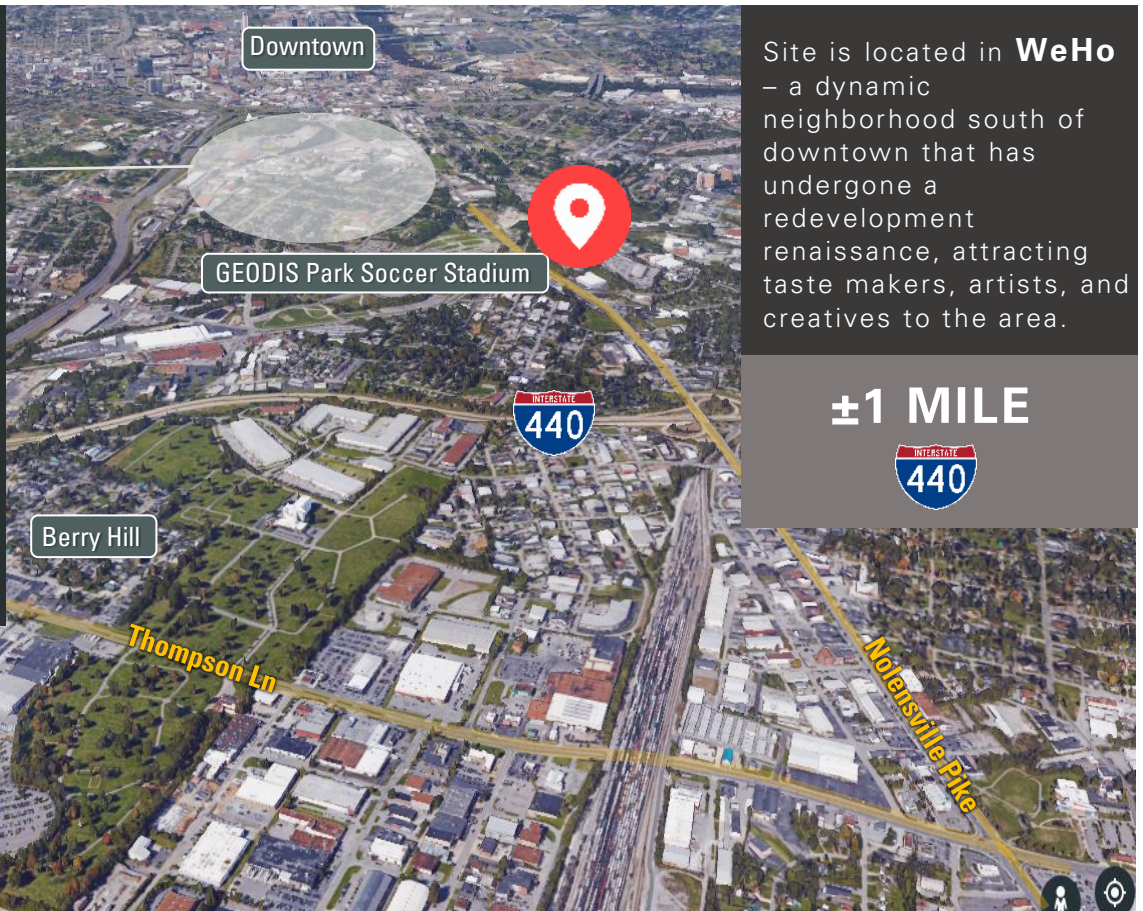


Featured Developments:

T-3 Finery
Emblem Park Mixed-Use Development
Nashville Warehouse Company
Standard Assembly
Braxton Music City
Westerly House Mixed-Use Development
Queens Mixed-Use Development

Acclaimed Restaurants:

Bastion
SOHO House Nashville
E+ROSE Wellness Café
Crest Coffee
Flamingo Cocktail Club
Dozen Bakery
The Loading Dock
The Hart
Etc.



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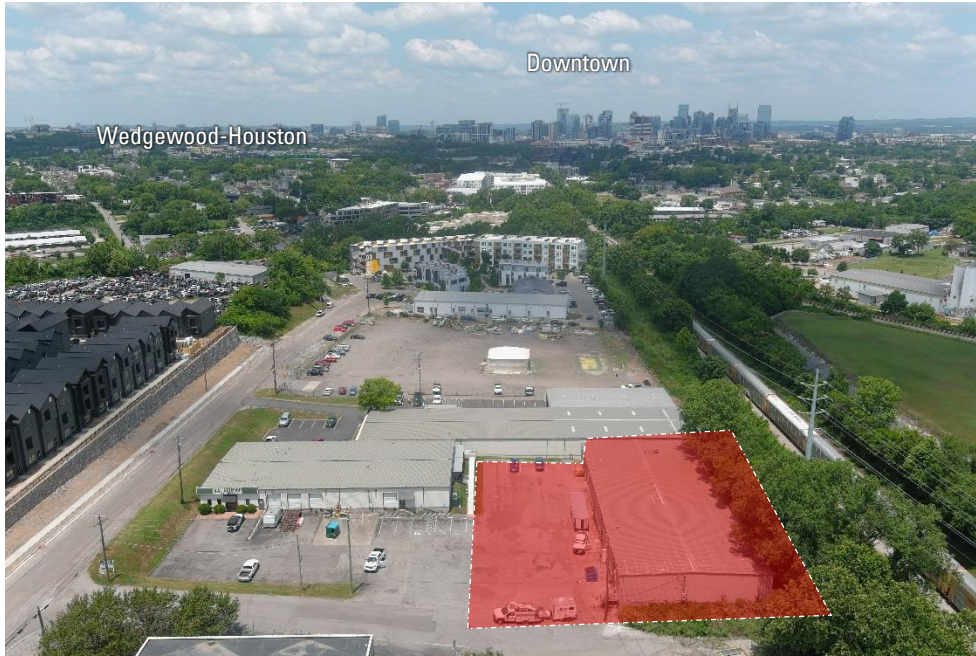
Sublease
±5,000 SF Available
Industrial Space

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Davidson County

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Convenient Access. Strong Location.

Urban accessibility without being located directly in the Downtown core.



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