



NEW CONSTRUCTION
20,245 SQ. FT.
NEW OFFICE/WAREHOUSE SPACE
6140 COCKRILL BEND CIRCLE / NASHVILLE, TN

FOR LEASE



FRONT LOADING: 3 COVERED DOCK-HIGH DOORS, 1 DRIVE-IN DOOR

LOCATION: New warehouse now under construction at 6140 Cockrill Bend Circle, Nashville, TN 37209. Delivery expected July 2021. Nice industrial area in west Nashville adjacent to Tune Airport. Property is located in Cockrill Bend Industrial Park with easy access to Briley Parkway and Interstates 40, 440 and 65.

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BUILDING SPECIFICATIONS

CONSTRUCTION: Building is a free-standing, single tenant ± 20,245 square foot warehouse on ± 1.27 acre lot. Block and metal facility with a pitched standing seam metal roof deck.

BREAKDOWN OF SPACE: ±17,770 sf of warehouse space, ± 2,475 sf of office space. Additional mezzanine storage space above office area can be used for office expansion.

CEILING HEIGHTS: 22' eaves, 26' center.

HEAT: Suspended natural gas fired space heaters in warehouse.

LOT SIZE & PARKING: Lot is about 1.27 acres. Asphalt paved parking for 20 car parks.

UTILITIES: All public serve the building, metered separately.

OFFICE AREA: Approximately 2,475 sf (45' x 55') of nicely finished office space. Six (6) private offices, break room, 1 closet, 2 office restrooms and 2 warehouse restrooms. Fully central HVAC office space with excellent finish. Mezzanine above offers easy expansion possibilities.

POWER: 400 amp box, 480/277 volts with 208/120 step-down transformer, 3 phase.

LIGHTING: New energy efficient LED fixtures inside and out. Motion sensors on warehouse lights. Wall lights on side and rear walls with glass windows along front wall all provide additional natural lighting into the warehouse areas.

VENTILATION: Rear wall mounted exhaust fan with cross louvers.

COLUMN SPACING: Mostly 25' x 50'.

SPRINKLERS: Wet system throughout building. Dry system in covered loading dock area.

TRUCK LOADING: Covered loading dock area with three (3) dock-high doors with hydraulic levelers and seals. One (1) 12' x 14' drive-in door. All doors front loading.

ZONING: IR, Industrial Restrictive, Metro Nashville.

MISCELLANEOUS: Great new warehouse under construction. Excellent office/warehouse amenities. Ideal for light manufacturing, warehousing, distribution or service operations. Only minutes from Briley Parkway and on to Interstates 40, 440 and 65.

LEASE RATE: \$12.00/sf net annually. Operating expenses (OPEX) estimated @ \$1.50/sf. 5 year term requested with 3% annual increases.

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**EXCLUSIVE AGENT:
TERRY C. SMITH
CHARTER DEVELOPMENT COMPANY
(615) 329 – 8000**



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