

#### 707 Spence Lane / Nashville, TN 37217



### Q3 2020 Estimated Delivery 20,000 SF – 100,000 SF Divisible



Ronnie Wenzler, SIOR +1 615 301 2803 ronnie.wenzler@cushwake.com Michael Havens, CCIM +1 615 301 2813 michael.havens@cushw<u>ake.com</u> Madison Wenzler +1 615 301 2821 madison.wenzler@cushwake.com

1033 Demonbreun, Suite 600 Nashville, TN 37203 +1 615 301 2800 ©April 28, 2020 9:42 AM Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

## **CONCEPTUAL SITE PLAN**



#### COMPLETE REDEVELOPMENT WITH UPGRADED FINISHES THROUGHOUT Paint - Lighting - HVAC - Parking Lot



## **SPECIFICATIONS**

DOCK DOORS:	7 - 10
DRIVE IN DOORS:	2
CLEAR HEIGHTS:	22' - 38'
AVAILABLE PARKING:	150+ Parking Spaces with Additional Parking or Storage Upon Request
LIGHTING:	T5 Lighting throughout
COMPRESSED AIR	
FLOOR:	8"-12" Reinforced floors
ELECTRICAL:	1600 Amps, 277/480 Volts

# **LOCATION ACCESS**

ELMHILLIPIKE

40

24

S P E N C E

awndale-Dr



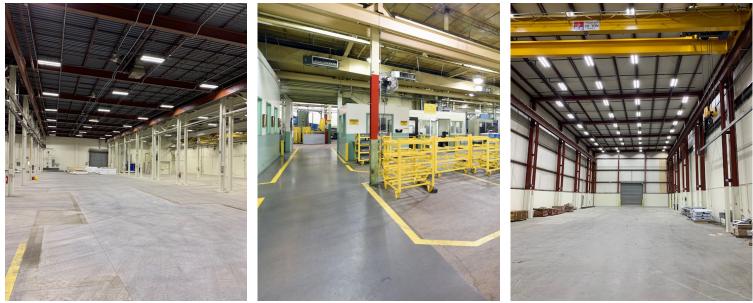
440

**.25 Miles** to I-24/ I-40/ I-440

4 Miles to Downtown Nashville

**2.7 Miles** to Nashville International Airport







1033 Demonbreun, Suite 600 Nashville, TN 37203 +1 615 301 2800 Ronnie Wenzler, SIOR +1 615 301 2803 ronnie.wenzler@cushwake.com Michael Havens, CCIM +1 615 301 2813 michael.havens@cushwake.com Madison Wenzler +1 615 301 2821 madison.wenzler@cushwake.com

© April 28, 2020 9-42 AM Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.