




# For lease

±21,990 SF Industrial Building Available

 **JLL** SEE A BRIGHTER WAY

121 Duluth Ave  
Nashville, TN 37209



## Property Specs

- ±21,990 SF
- IR: Industrial Restrictive Zoning
- ±1.63 Acres
- ±1,200 SF Office on the 1st floor
- ±1,000 SF Mezzanine
- 3- Private offices
- Office and warehouse rest rooms
- Show room / cubicle area
- Parts counter
- 22' - 25' Clear height
- 60' x 25' Column Spacing
- 1 - 5 Ton crane
- 1 - 2 Ton crane
- 1 - 1 Ton crane
- 1 - 1/2 Ton crane
- LED warehouse lights
- 50 Tonnes of Warehouse HVAC
- Gas fired heaters
- Paint booth
- Interior dock well with leveler
- 1 - 12' x 14' Drive - in door
- 1200 Amp 480v electrical service

<b>Lease Rate</b>	\$16.00/SF NNN
<b>OPEX</b>	\$1.69/SF

## Contacts

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