

**50,000- 166,327 SF
INDUSTRIAL
WAREHOUSE
FOR LEASE
OR SALE**

DOWNTOWN NASHVILLE

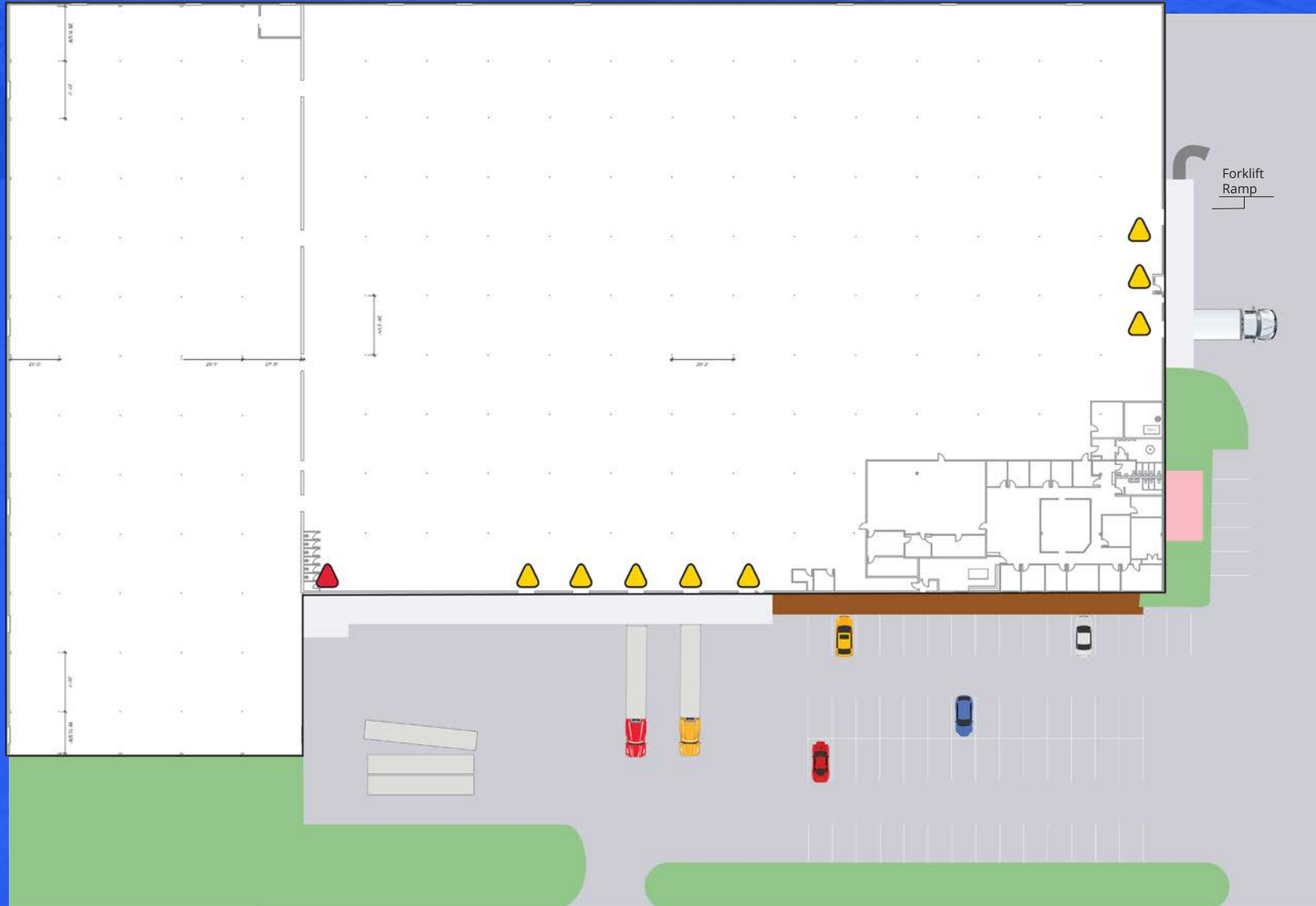
3650

TROUSDALE DRIVE

Colliers

Accelerating success.

3650
TROUSDALE DRIVE



 **DOCK DOOR**  **DRIVE-IN DOOR**

SITE PLAN



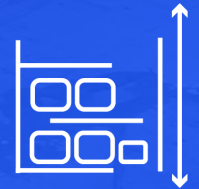
166,327
TOTAL SF
*divisible to 50,000 SF



6.62
ACRES



9,535
OFFICE SF



14'
CLEAR HEIGHT



8
DOCK DOORS



1
RAMPED DRIVE-IN

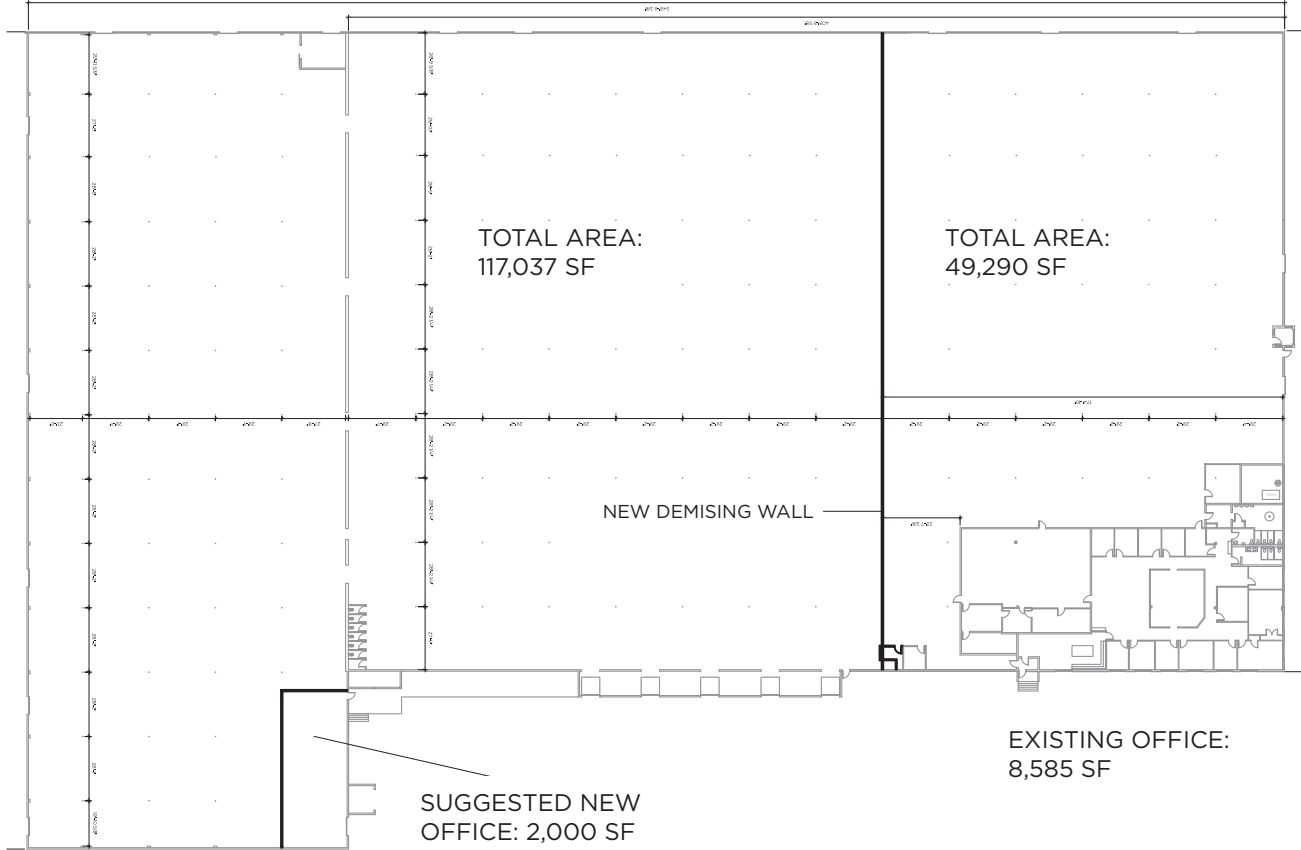
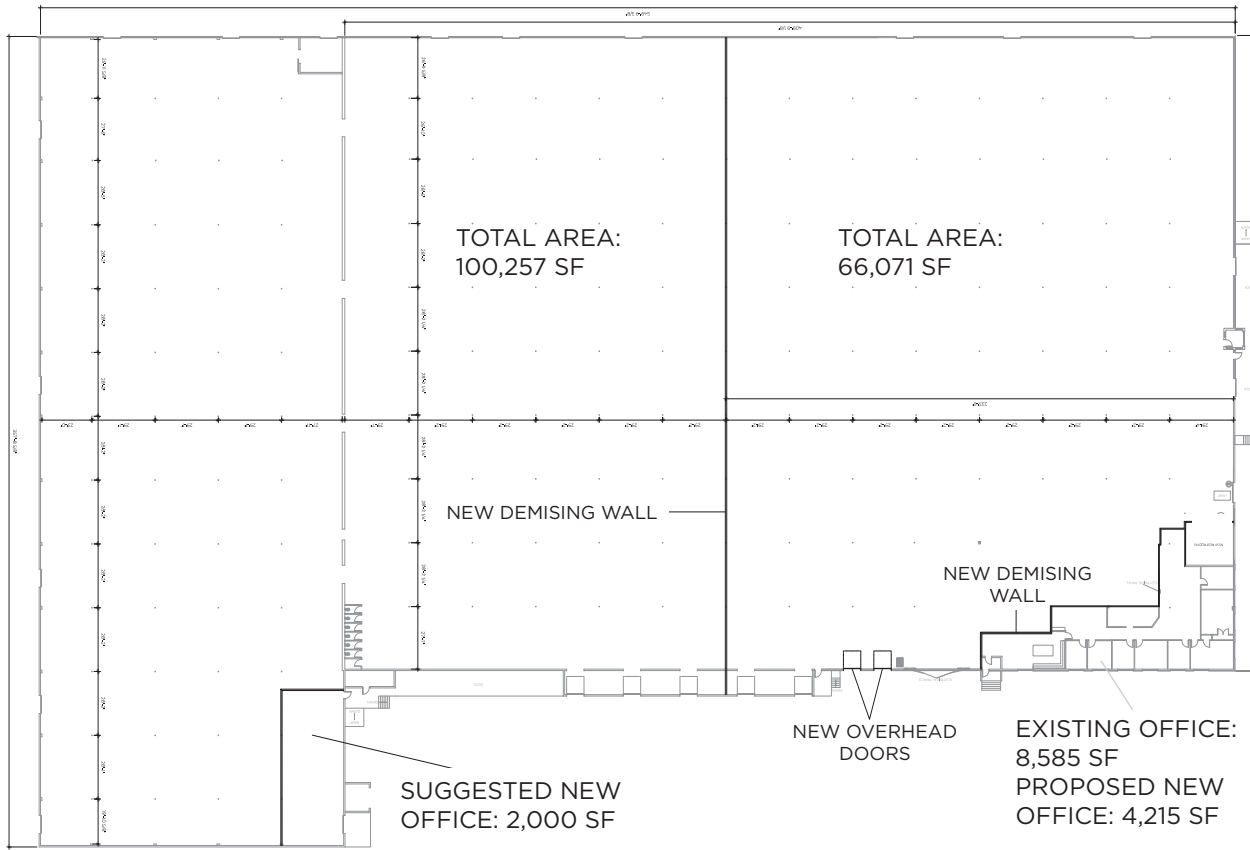


480/270 VOLTS;
3PHASE

PANEL A: 1200 AMPS
PANEL B: 800 AMPS



DEMISING PLAN



LOCATION OVERVIEW



7 miles to
Downtown Nashville



8 miles to Nashville
Int'l Airport (BNA)



**3650 TROUSDALE DR
NASHVILLE, TN 37204**



Located strategically near key transportation arteries like I-65 and the Radnor Rail Yard, one of the busiest rail facilities in the southern United States. Roughly 1-mile from the site, I-65 provides direct routes to downtown Nashville and extends north to Louisville, KY and south to Birmingham, AL. Just shy of 2-miles north is I-440, a vital connector between I-40, I-65, and I-24. Finally, 3-miles east is I-24 which links Nashville to Chattanooga, TN and St. Louis, MO.



CORPORATE NEIGHBORS

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3650 |||||
TROUSDALE DRIVE





3650

TROUSDALE DRIVE

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