

DOWNTOWN RETAIL WAREHOUSE

**600 Middleton Street
 Nashville, Tennessee**

**±26,345 Square Feet
 on ±1.56 Acres**



**Sale Price: \$2,750,000
 Lease Rate: \$6.75/SF NNN**

- ±11,729 SF Warehouse
- ±7,308 SF Office/ Showroom
- ±7,308 SF Mezzanine Storage
- ±1.56 Acres
- 2 Dock Doors
- 1 Drive-In Door
- Built in 1994
- 22'½ – 23'½ Clear Height in Warehouse
- Zoning: Downtown Code
- Secure Lot & Parking
- Fully Heated & Cooled
- 2009 Taxes: \$25,238
- **Excellent Signage & Visibility on Lafayette Street**
- **Three Blocks from New Convention Center**
- **Did Not Flood in May 2010**

Exclusively Listed By:

Chas. Hawkins Co., Inc./CORFAC International

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