

Established 1962



COMMERCIAL REAL ESTATE



749 MASSMAN DRIVE NASHVILLE, DAVIDSON COUNTY, TN



±77,729 Total Sq. Ft.

(±17,342 Sq. Ft. Office, ±13,247 SF Lab Area and ±46,298 SF Warehouse)

±8.63 Acres • 31'4" Clear Height • 7 Docks • 1600 AMP, 120/208 Volt

Metal Halide and Fluorescent Warehouse Lighting • Built in 1970

Zoning—IR • Fully Sprinklered (in-rack sprinklers in warehouse)

Concrete and Brick Veneer • Conventional Construction

Close to Main Post Office, UPS and Fed Ex

Between Downtown Nashville and Airport

2010 Taxes: \$60,815 • Map / Parcel: 106_04 / 20

Please call or e-mail for an Offering Memorandum



Net-Leased Investment Offering



- Leased to Foxfire Printing & Packaging, Inc. and VF Image Wear
- Lease Commencement: March 1, 2011
- Lease Expiration: February 28, 2016
- Year 1 Total Revenue: \$253,400
- Taxes and Insurance: By Tenant
- Structural repairs to roof, exterior walls, and foundation: By Landlord
- Electrical, plumbing and HVAC repairs and maintenance: By Tenant

Price: \$2,895,000

In the best interest of our clients, we encourage co-brokerage and offer equal sharing of commissions.

**Exclusively Listed By
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