

2960 Foster Creighton Drive  
Nashville, TN 37204

**FOR SALE &  
FOR LEASE**

## RARE OPPORTUNITY IN SIDCO PARK!



**46,563± Square Feet**

- Freestanding Building
- Outside Storage/ Parking
- Gas Heat
- Fully HVAC Throughout
- 3 Dock Doors (8'x8') with Platform

**For Sale: \$9,200,000**

**For Lease: \$10.50 PSF | NNN**  
**\$3 PSF Operating Expenses**



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**46,563± Square Feet**

30,570± SF Office Area

15,993± SF Production Area

Full HVAC Throughout

2.06± Acres

Gas Heating

3 Phase

Heavy Electrical

Skylights and Fluorescent Lighting

13'-15' Ceiling Height

3 Dock High Doors (8'x8') with Platform

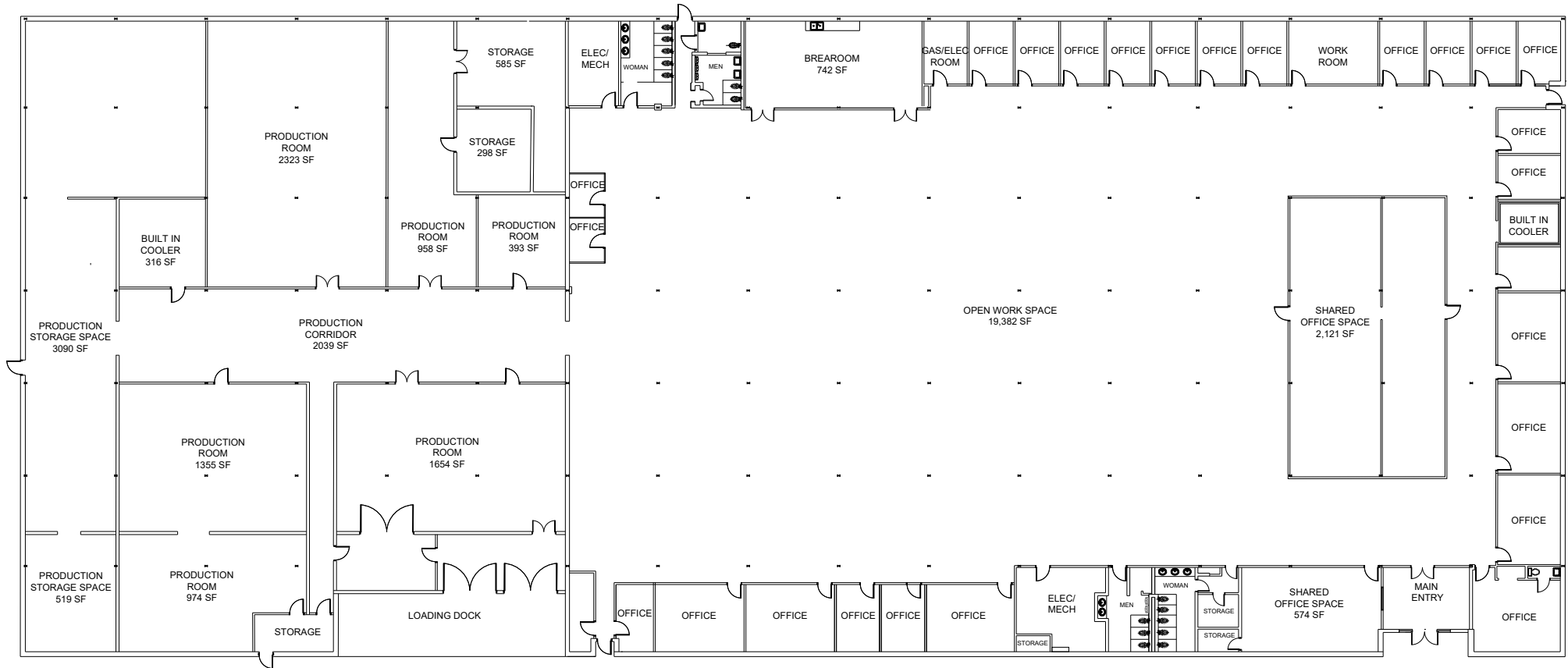
Zoned as IR - Industrial Restrictive



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**FOR SALE &  
FOR LEASE**

**46,563± Total Square Feet**



**Office Area:  
30,570+ Square Feet**

**Production Area:  
15,993+ Square Feet**