

# For Lease | Industrial Space | 25,200<sub>±</sub> SF



634 Melrose Avenue



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# Property Overview

ADDRESS 634 Melrose Avenue  
Nashville, TN 37211

AVAILABLE 25,200 $\pm$  SF

PRICE \$14.00 PSF

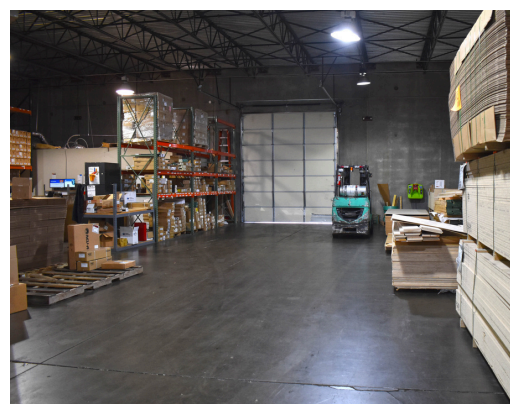
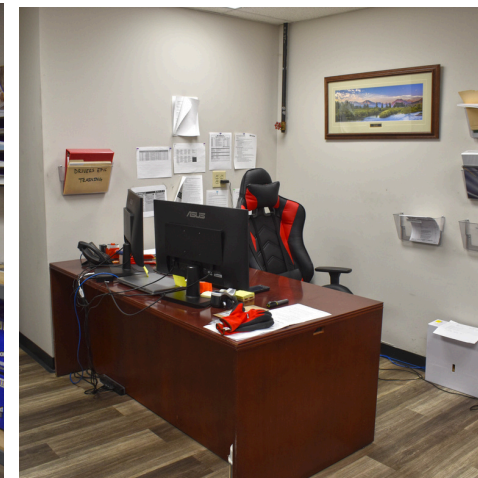
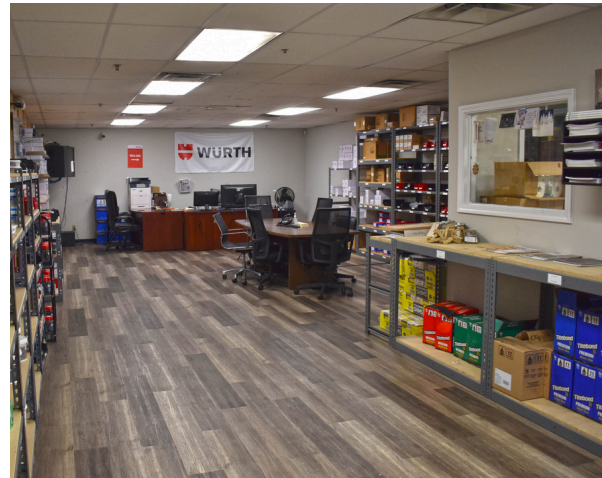
OPEX \$4.65 PSF

SERVICE TYPE NNN

## HIGHLIGHTS

- Open Warehouse Layout
- Wet Sprinkler System
- 16' - 18' Clear Height
- 400 AMP 3-Phase Electrical
- 1,000 $\pm$  SF Showroom/Office
- Heated Warehouse
- (1) Breakroom
- (1) Private Office
- (2) Restrooms
- (2) 8' x 10' Dock High Doors
- (2) 12' x 14' Drive-In Doors
- (2) 6' x 10' Dock High Doors

Available: April 1, 2025

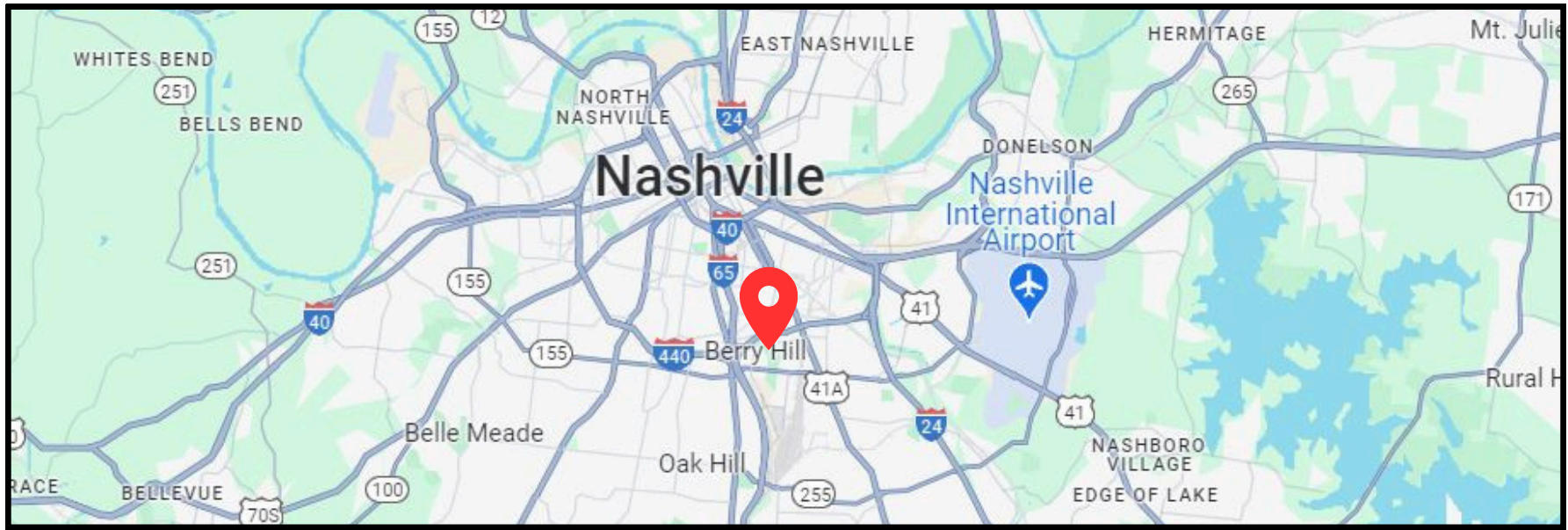




# Aerial







1.4 Miles to I-440 — 2.0 Miles to I-65 & I-24 — 5.5 Miles to BNA International Airport

### Restaurants Located Within 15 Minutes:





# DOWNTOWN NASHVILLE

LESS THAN 10 MINUTES FROM 634 MELROSE



## CONTACT

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