

FOR LEASE

83,007 SF AVAILABLE
230 ELLERY COURT
NASHVILLE, TENNESSEE



ROYAL PARKWAY



FOR LEASE

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230 ELLERY COURT
NASHVILLE, TENNESSEE



SPACE FOR LEASE | INFORMATION

- **83,007 SF BUILDING AVAILABLE**
- **3,038 SF NEWLY CONSTRUCTED OFFICE**
- **20-22' CLEAR HEIGHT**
- **10 DOCK HIGH DOORS**
- **NEW TPO ROOF (UNDERWAY)**
- **WAREHOUSE WHITEBOX (UNDERWAY)**
- **EXTERIOR MAKE-READY (UNDERWAY)**
- **NEW DOCK PACKAGES / SHELTERS**
- **2,000 AMP, 480/277V, 3-PHASE POWER**
- **SECURED PARKING & LOADING AREA**
- **65 EMPLOYEE PARKING SPACES**
- **0.5 MILES TO BNA**
- **IMMEDIATE OCCUPANCY**

MANAGED BY:



LEASING CONTACTS:

LONNIE RUSSELL

615-301-2913

LONNIE.RUSSELL@CUSHWAKE.COM

DAVID MCGAHREN

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MARKETED BY:



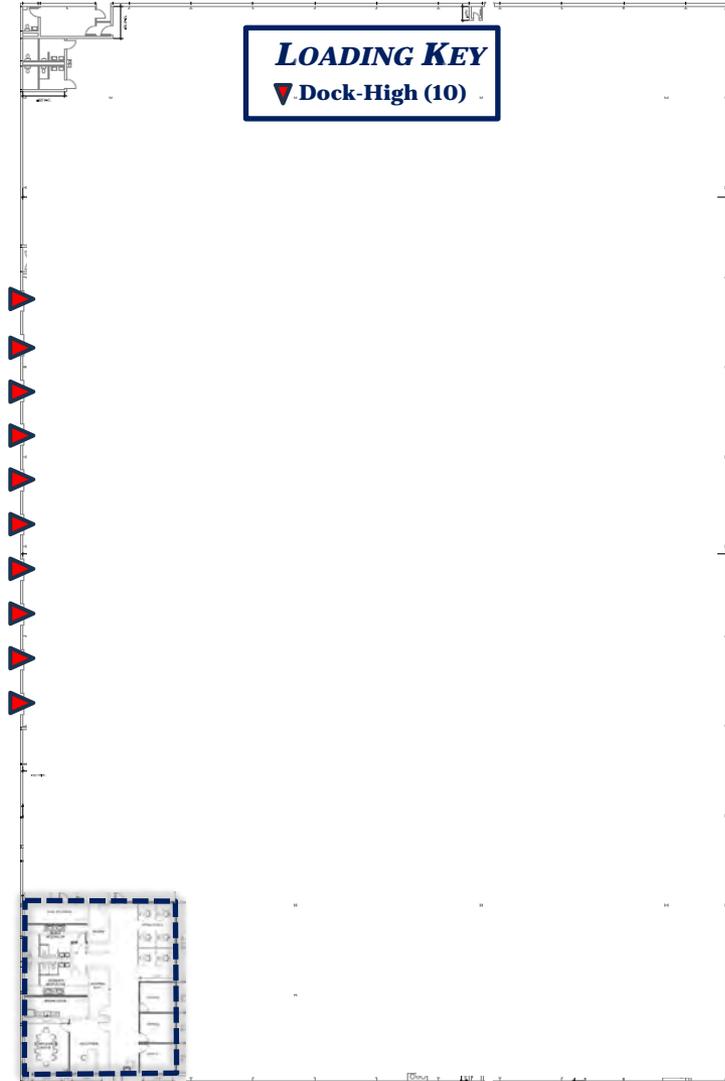
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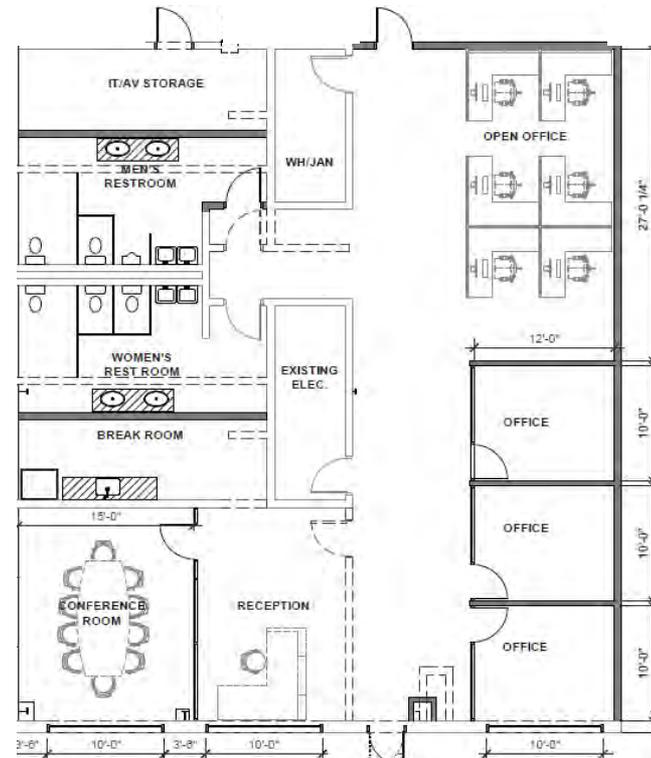


BUILDING FLOORPLAN

83,007-SF

WAREHOUSE: 80,007-SF

OFFICE: 3,038-SF



****SPEC OFFICE UNDER CONSTRUCTION****

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BNA

ELLERY COURT



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STONELAKE CAPITAL PLAN:

- **NEW TPO ROOF (20-YR WARRANTY)**
- **FULL WAREHOUSE WHITEBOX**
- **NEW OFFICE BUILDOUT (3,038-SF)**
- **NEW OFFICE STOREFRONT**
- **NEW LED LIGHTING (OFFICE)**
- **NEW LED LIGHTING (WAREHOUSE)**
- **NEW EXTERIOR PAINT**
- **NEW DOCK PACKAGES / SHELTERS**
- **NEW ASPHALT DRIVE AISLES**
- **NEW STRIPING IN PARKING LOT**
- **NEW HVAC EQUIPMENT**
- **LANDSCAPING UPDGRADES**

BUILDING INFO

- **83,007-SF WAREHOUSE**
- **3,038-SF NEWLY CONSTRUCTED OFFICE**
- **20'-22' CLEAR HEIGHT**
- **10 DOCK HIGH DOORS**
- **60' (L) x 30' (W) COLUMN SPACING**
- **2,000 AMP, 480/277V, 3-PHASE POWER**
- **FENCED & SECURED ACCESS**
- **65 EMPLOYEE PARKING SPACES**
- **0.5 MILES TO BNA**
- **5.4 MILES TO DOWNTOWN NASHVILLE**
- **IMMEDIATE OCCUPANCY**

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SAMPLE SPEC OFFICE



SAMPLE CONFERENCE ROOM



SAMPLE SPEC OFFICE – INFORMATION

- +/- 3,038-SF BRAND NEW OFFICE SPACE
- CONSTRUCTION TO BE COMPLETE Q2 2025
- THREE (3) PRIVATE OFFICES
- ONE (1) STORAGE ROOM
- TWO (2) NEW OFFICE RESTROOMS
- TWO (2) WAREHOUSE RESTROOMS

SAMPLE PRIVATE OFFICE



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LOADING BAYS
10 OF 10 DOCK HIGH



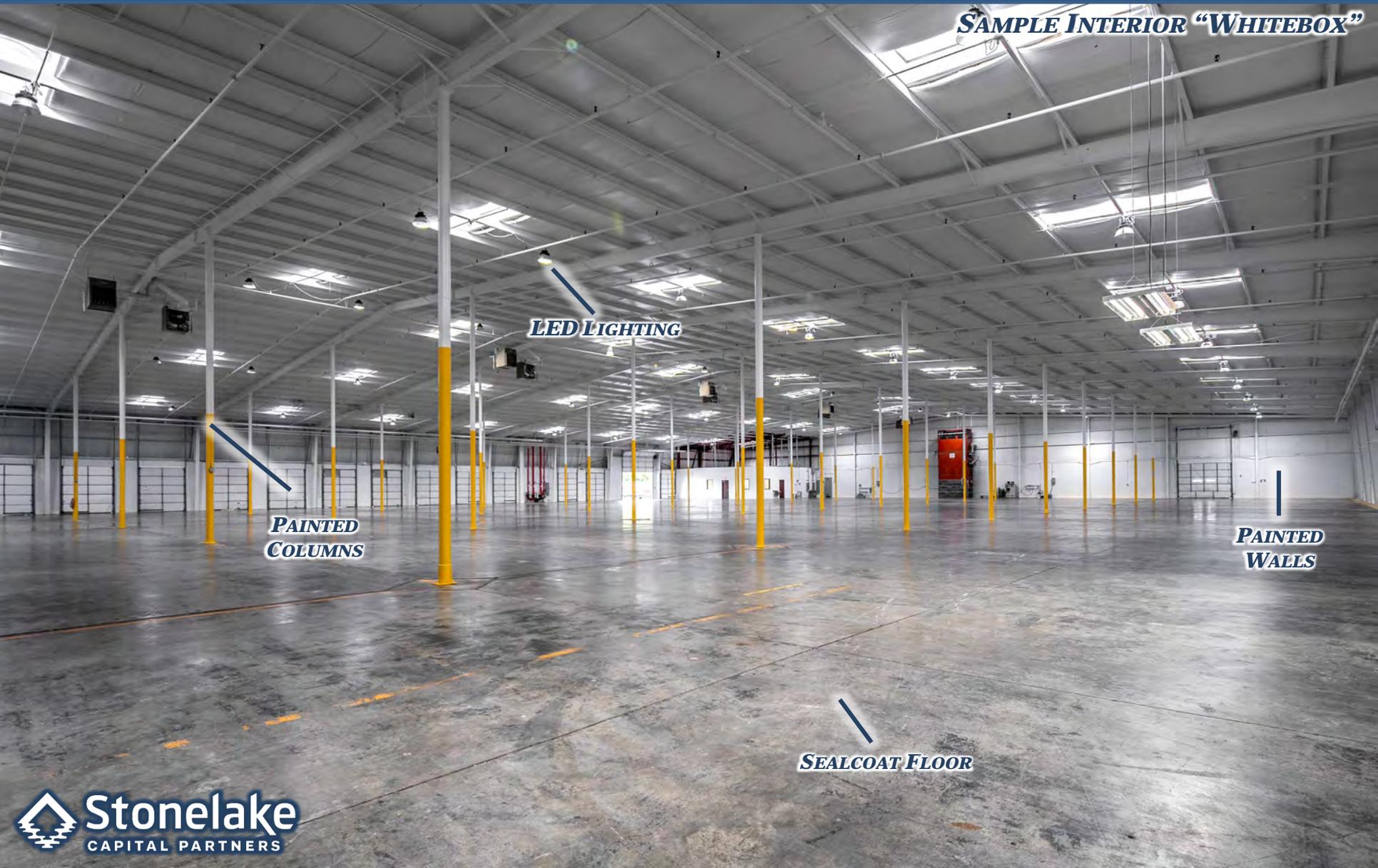
EMPLOYEE PARKING
65 SPACES

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SAMPLE INTERIOR "WHITEBOX"



LED LIGHTING

*PAINTED
COLUMNS*

*PAINTED
WALLS*

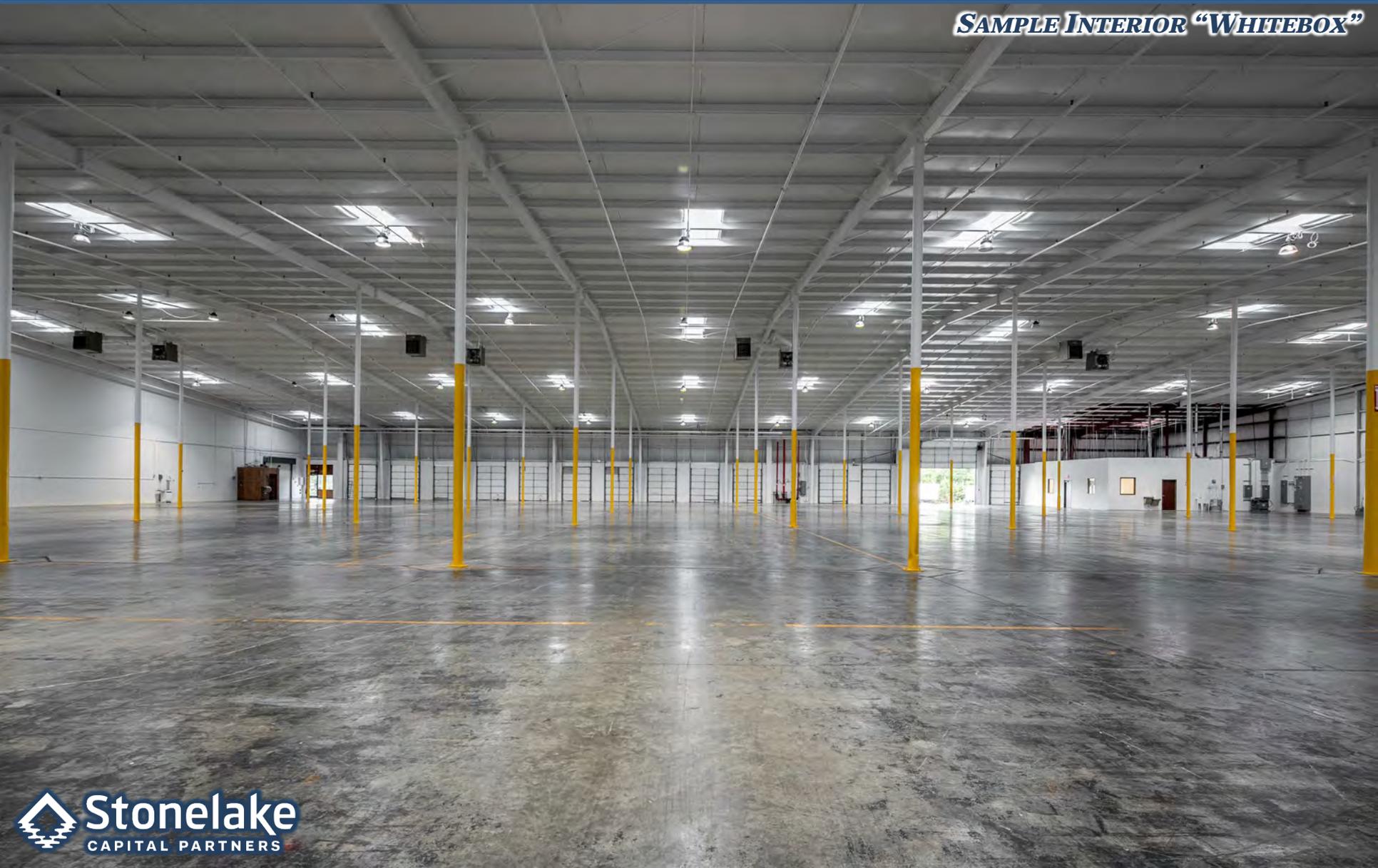
SEALCOAT FLOOR

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SAMPLE INTERIOR "WHITEBOX"



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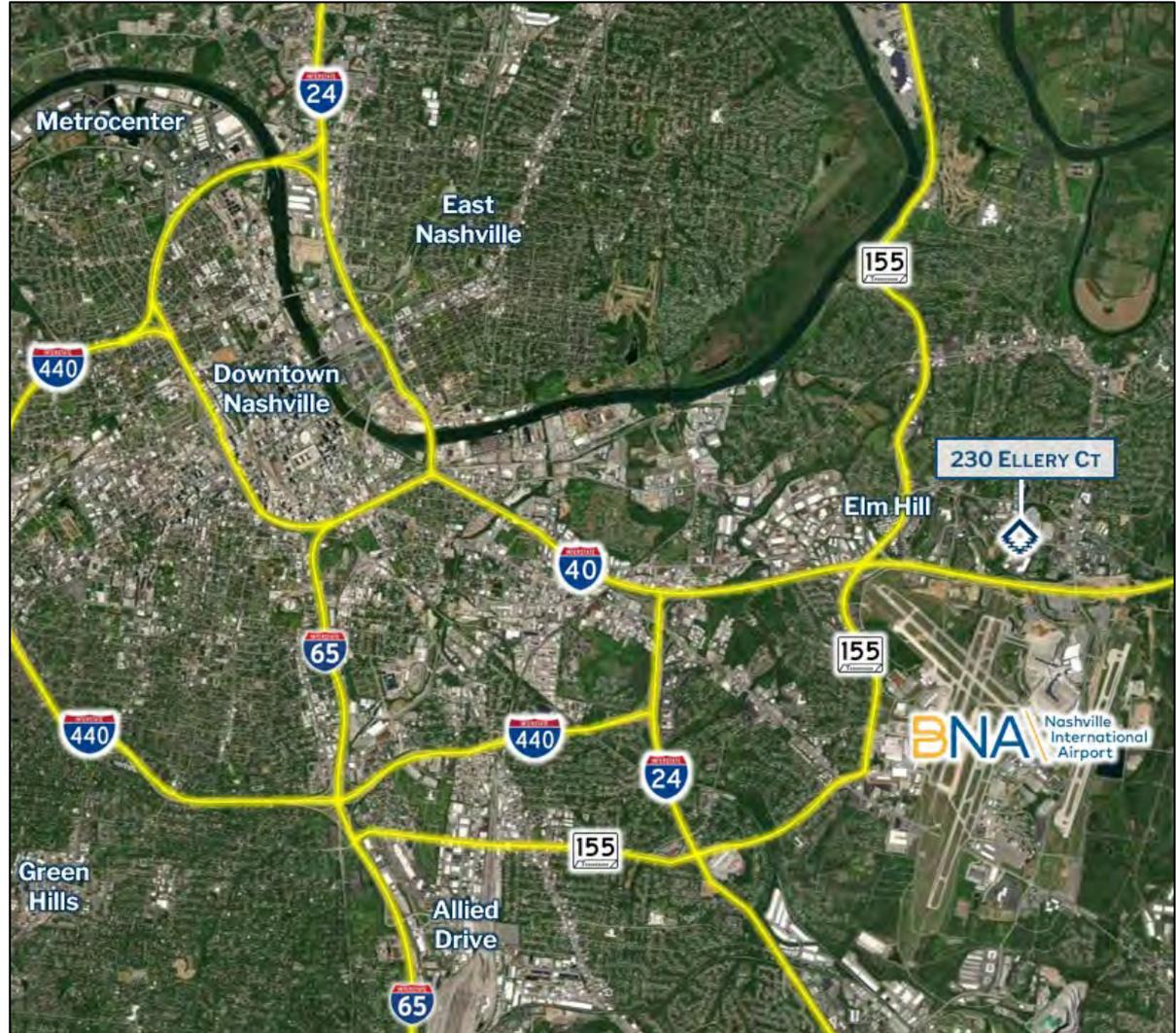
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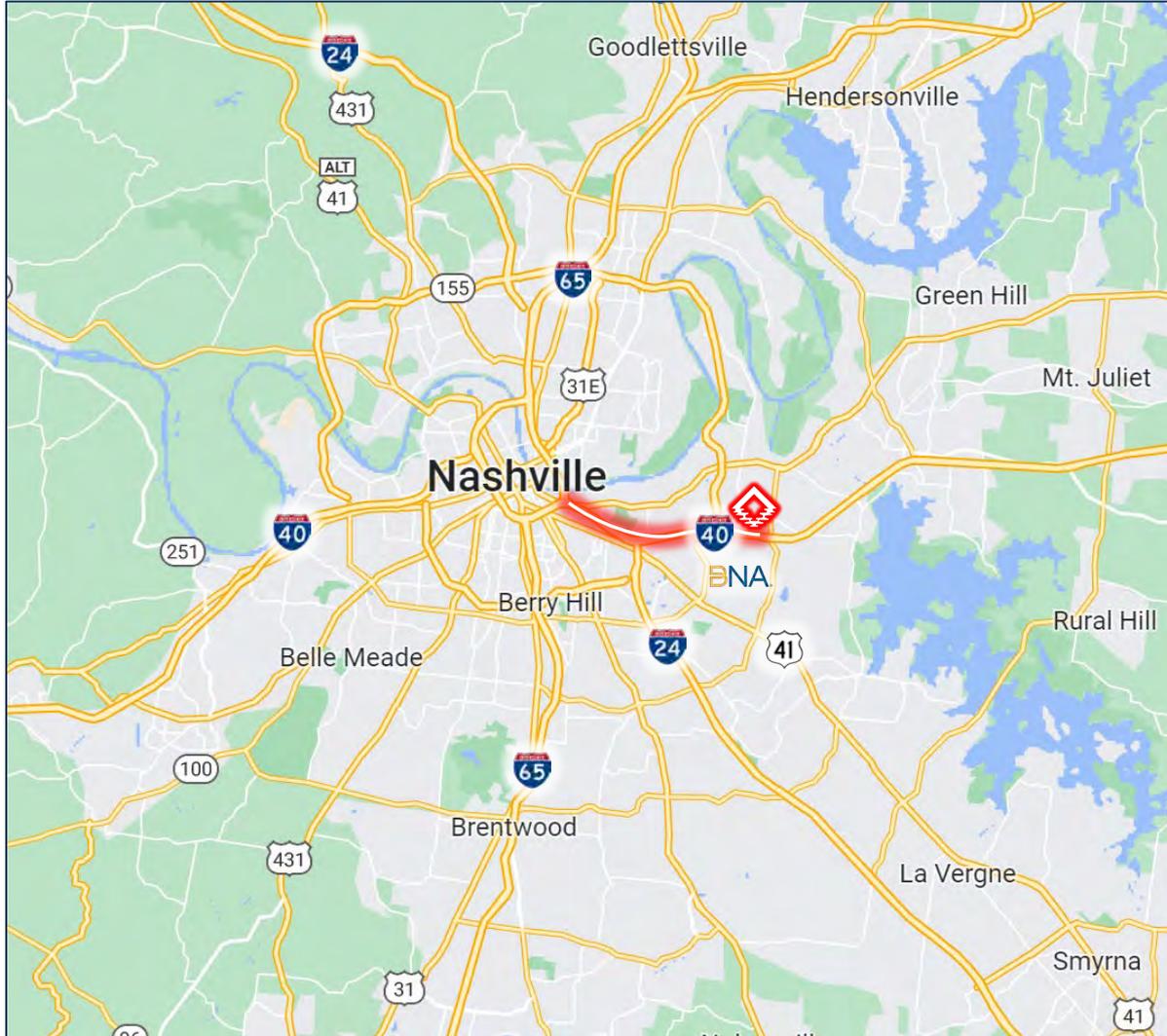
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