




# For lease

Industrial Warehouse | 26,396 RSF Available

 **JLL** SEE A BRIGHTER WAY



# 514 5th St

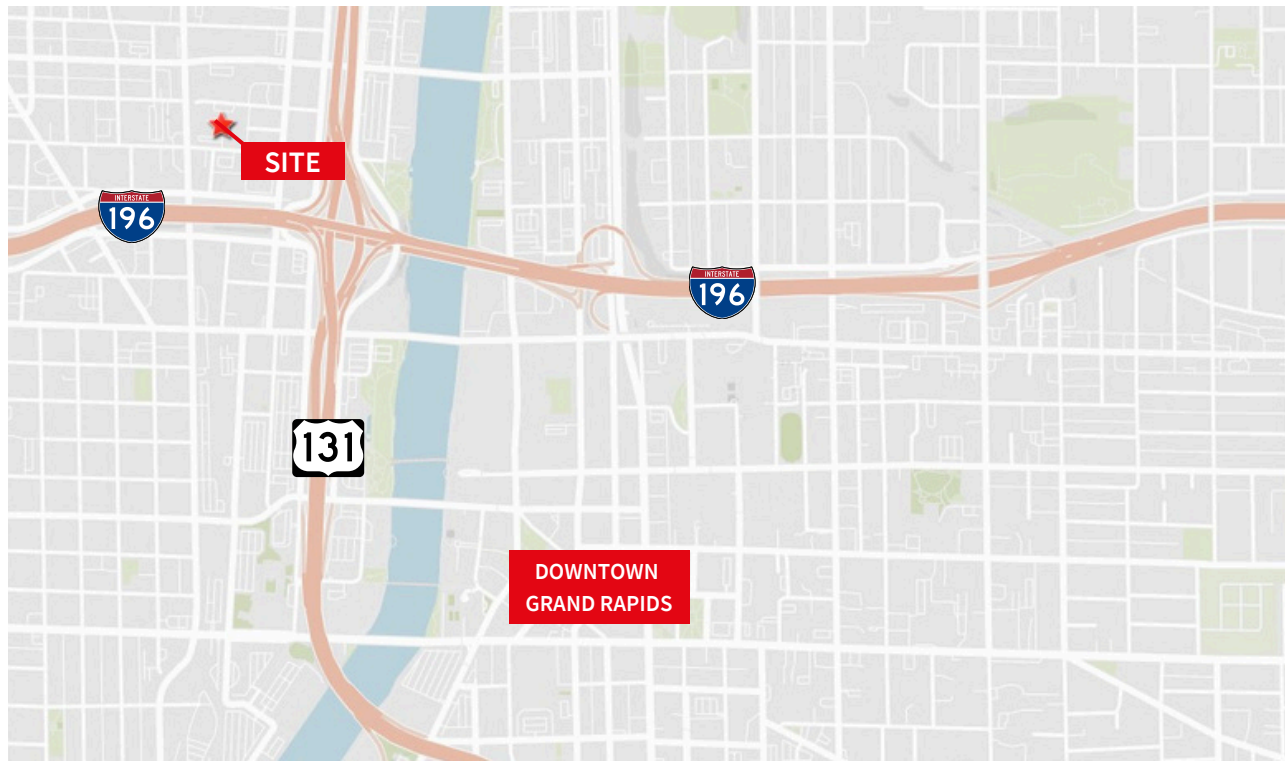
Clean modern warehouse space close to downtown and all the Bridge Street amenities. Office could be added within the warehouse or lofts style office space is available within the adjacent historic structure. Plenty of parking with access to multiple loading docks and a drive-in door. Lease rate includes taxes and structural repair and maintenance.

## Property specifications

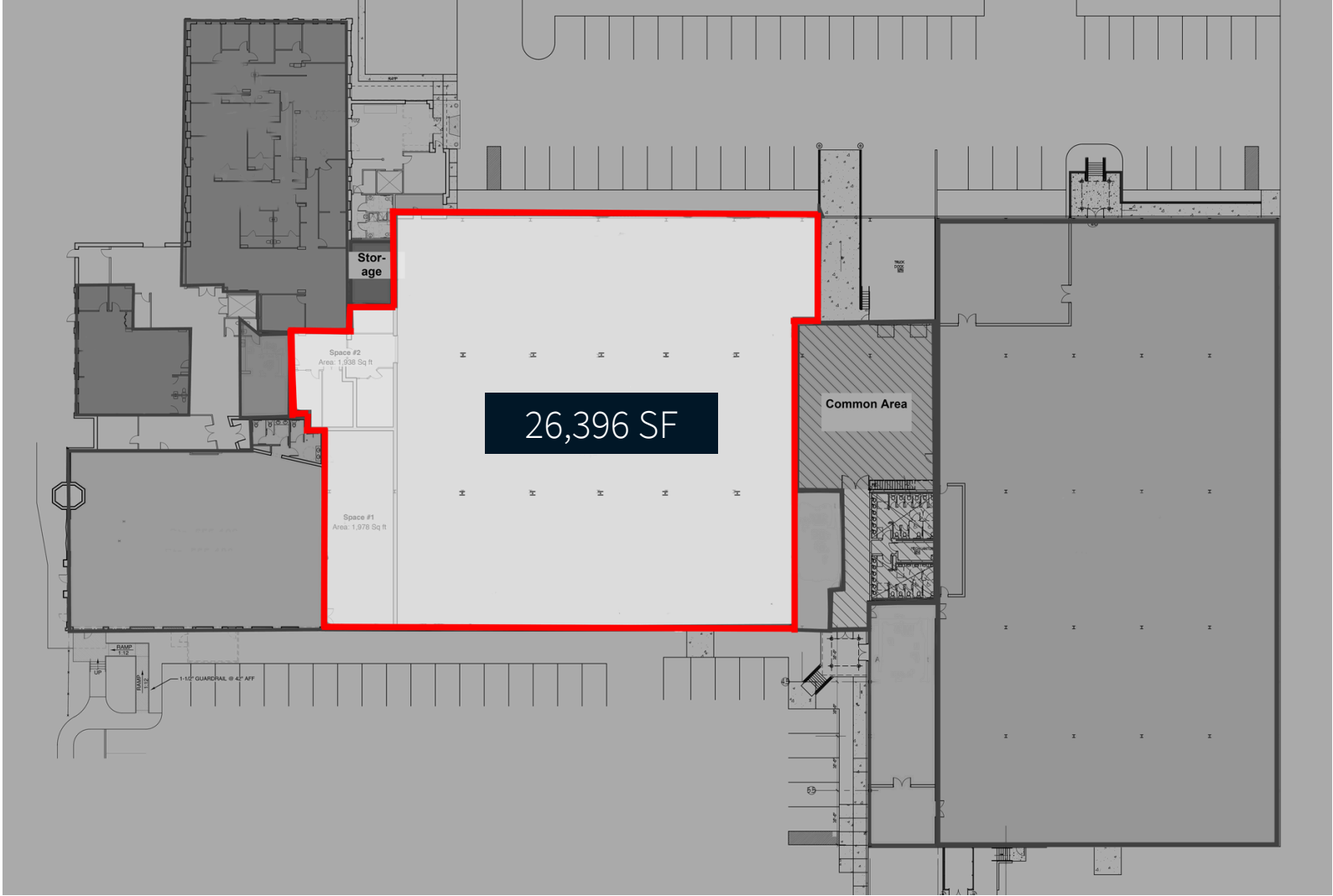
- \$5.80/NNN
- 26,396 SF available
- 3 phase power
- 18' clear height, 15' Eave
- 3 9'x10' dock doors with mechanical levelers
- 1 overhead door
- 25' x 50' column spacing
- Fire Protection - Wet sprinkler system
- Gas fired air rotation unit
- Ample parking

## Advantages and amenities

- TN-TCC zoning
- Pre-Engineered Metal Building



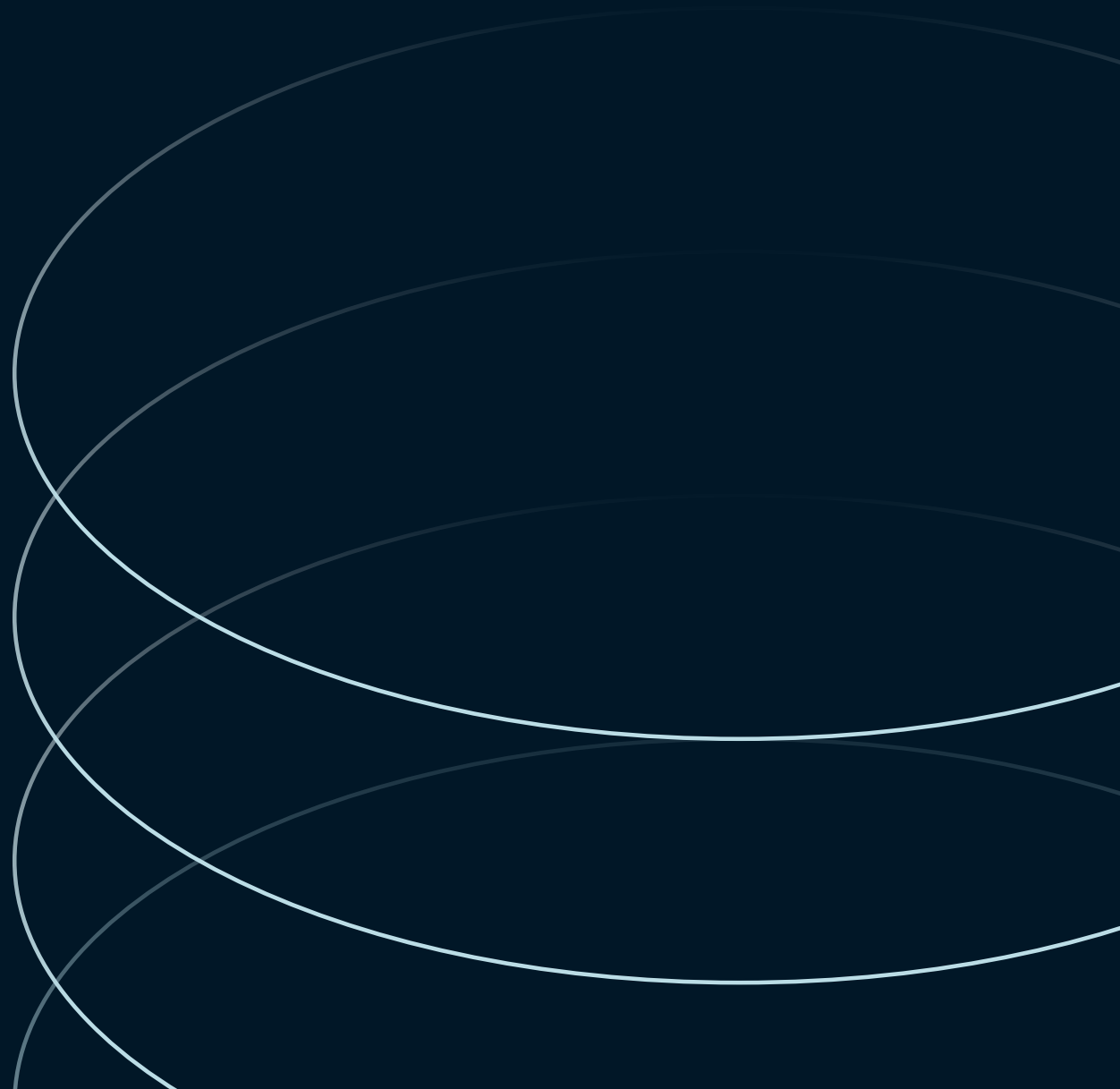
# Floorplan





# Interior & Exterior Photos



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