

601 BAKERTOWN ROAD  
ANTIOCH, TN 37013

Finished Spec Space & 1.45 Acres  
Outside Storage Available **For Lease**

**Jerry Miele, SIOR, MBA**

Principal & Executive Vice President  
+1 615 850 2735  
jerry.miele@colliers.com

**Bill Buckley, CCIM**

Vice President  
+1 615 850 2705  
bill.buckley@colliers.com

**Colliers**

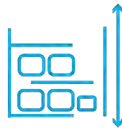
# Property Overview



**Current Availability**  
Suite 609: 6,679 SF  
Suite 611: 12,903 SF  
Suite 613: 13,993 SF  
(Finished Spec Suite)  
Suite 625: 14,926 SF  
(Finished Spec Suite)



**Building signage Available**



**15' clear height**



**±1.45 acres fleet/  
material storage**



**Superior accessibility  
to Interstate 24**



**High density parking  
4.5/1,000 ratio**



<b>Address</b>	601 Bakertown Rd. Antioch, TN 37013
<b>Total Building SF</b>	82,701
<b>Land Footprint</b>	12.8 acres
<b>Year Built</b>	2000 (Renovated 2018 & 2022)
<b>Parking</b>	4.5/1,000 with abundant truck parking
<b>Zoning</b>	CS - Commercial Office/Warehouse/Distribution/Light Manufacturing
<b>Loading</b>	2 truck wells and 7 grade level roll-up doors
<b>Ceiling Height</b>	15'
<b>Roof</b>	Replaced in 2018
<b>Security</b>	Two drive patrols done nightly
<b>Ingress/Egress</b>	Two (2) points of access on Bakertown Road

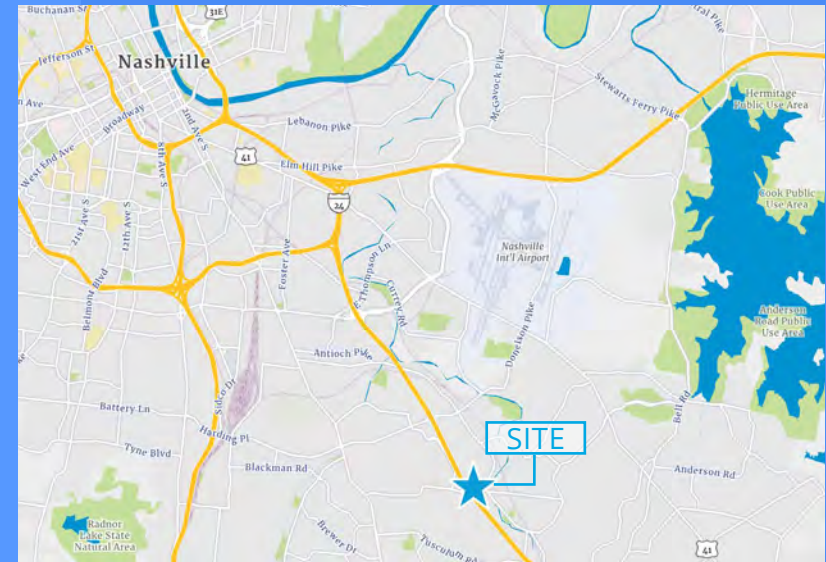
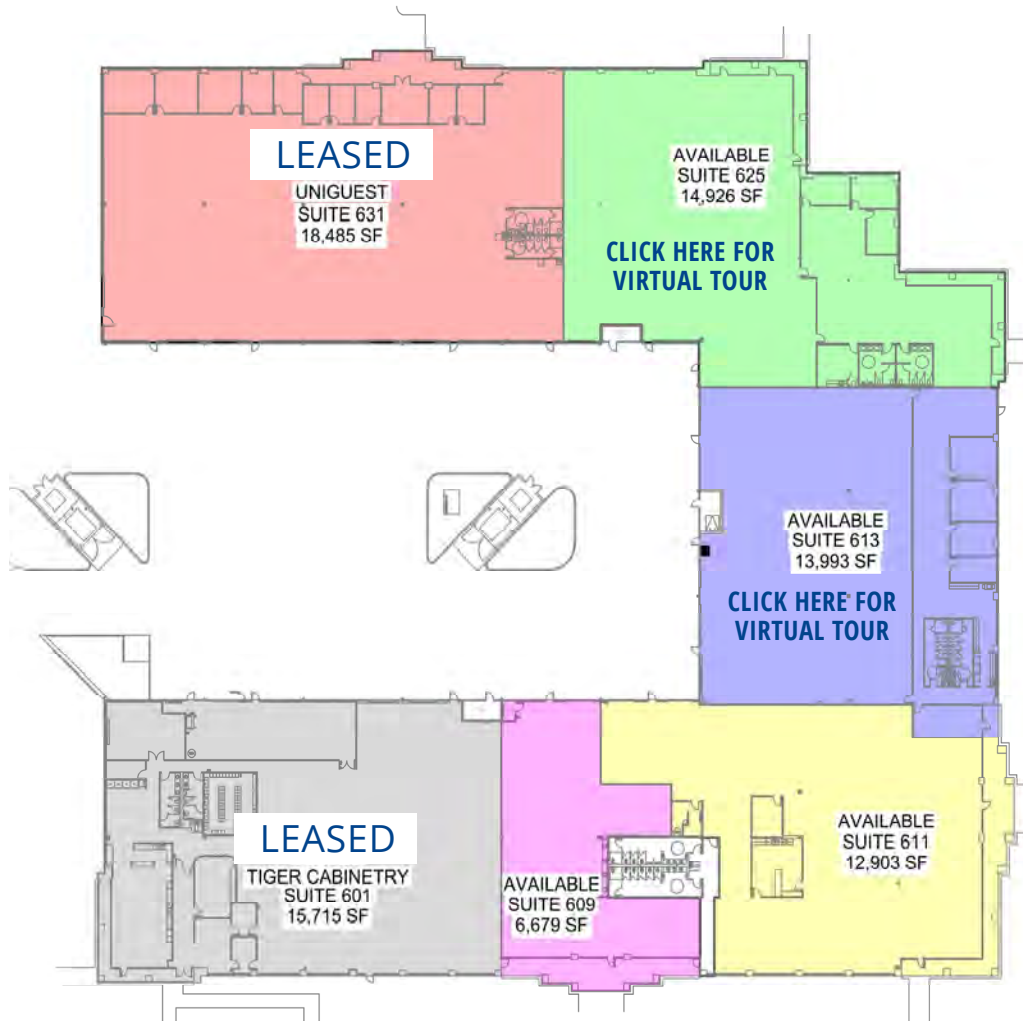


# ±1.45 AC AVAILABLE FOR LEASE

- Optional area ideal for fleet parking or material storage
- Fully fenced and well lit with controlled access



# Floor Plan



**601 Bakertown** has gone through a major renovation to offer office and warehouse suites ranging in sizes from 6,679 to 19,582 SF.

Suite 609: 6,679 SF

Suite 611: 12,903 SF

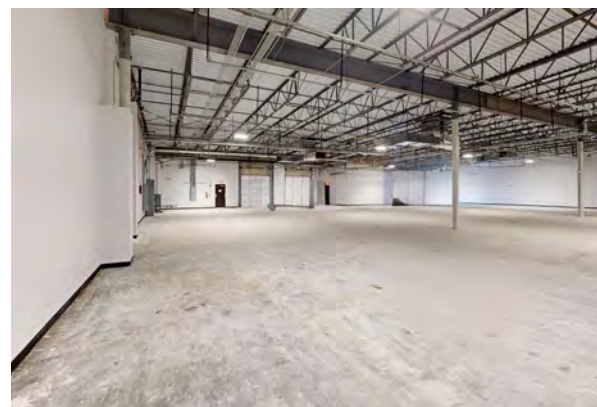
Suite 613: 13,993 SF (4,302 SF office)

Suite 625: 14,926 SF (4,512 SF office)

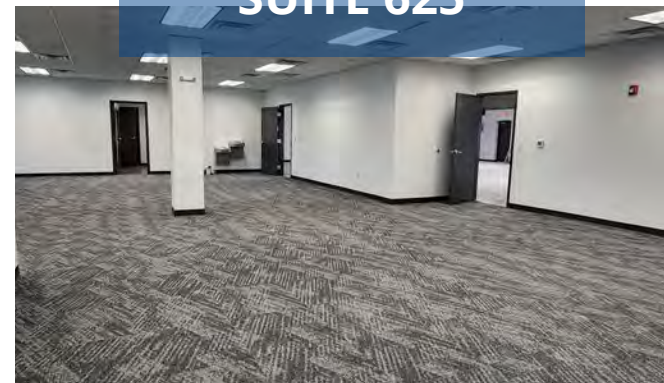
Contact Broker **For Lease Rate**



**SUITE 613**



**SUITE 625**





BAKERTOWN ROAD

Aerial  
View



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615 3rd Avenue S, Suite 500  
Nashville, TN 37210  
+1 615 850 2700