

FOR SALE
CLASS A COMMERCIAL CONDO
±5,468 SF Available
— 372 Herron Dr, Nashville, TN —

CHARLES
HAWKINS CO.

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
O: (615) 256 - 3189
www.charleshawkinsco.com

Showing by appointment only. Please do not disturb business.



Show Up. Care. Deliver.

FLEX PURCHASE OPPORTUNITY

372 Herron Drive, Nashville, TN

The Charles Hawkins Co. is pleased to bring to market 372 Herron Drive, a 5,468 SF commercial condo located in the Alloy Mixed Use Development adjacent to the Fairgrounds/GEODIS Park Soccer Stadium.

This Class A building offers a rare combination of flexibility & functionality in a strategic location minutes from downtown Nashville.

PROPERTY

OVERVIEW

ADDRESS	372 Herron Drive, Nashville, TN
SIZE	±5,468 SF
TYPE	Commercial Condo
LOCATION	Prime central location minutes from Wedgewood-Houston, GEODIS Park/Fairgrounds, and downtown Nashville The site is neighboring Oxenfree – a new luxury townhome development, and Wood Partners' proposed 350-unit apartment development, Alta Herron
FEATURES	<ul style="list-style-type: none">▪ 14 - 24' Clear Height▪ 5 Private Offices and Large Breakroom▪ Clear Span / Open Building▪ Fully Air Conditioned▪ Food Grade Facility▪ (1) 14'x16' Drive-in Door▪ 3 Phase 120/208V 600 Amp Service▪ Sprinklered▪ LED Lights▪ Floor Drains▪ Fully Renovated in 2018

Sale Price

\$2,950,000



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SALE HIGHLIGHTS

ALLOY MIXED-USE DEVELOPMENT
372 Herron Drive, Nashville, TN

1. Zoned MUL-A: Mixed-Use Limited Alternative

- Uses permitted by right include, but are not limited to, restaurant, retail, general office, medical office, medical or scientific lab, personal care services, multimedia production, printing and publishing, bar or nightclub (Disclaimer: It is the responsibility of the buyer to confirm its use is permitted under the zoning code)

2. Original building taken down to the slab and steel beams and completely reconstructed in 2018.

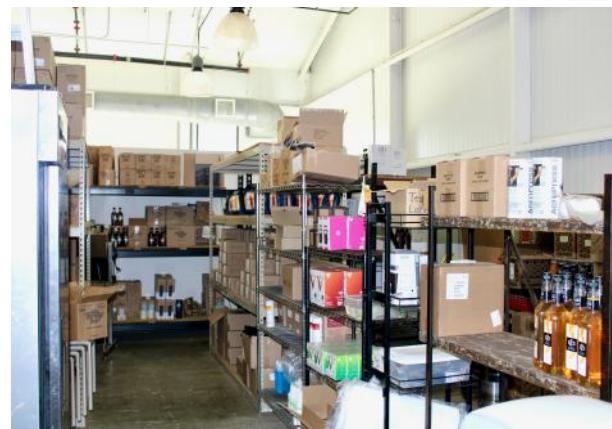
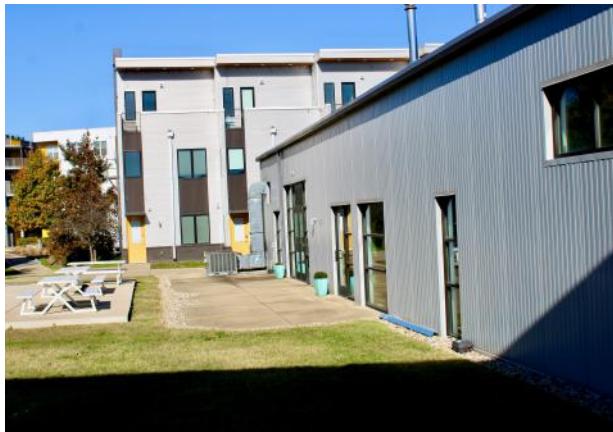
3. Seller may need a short-term lease back upon sale (e.g., 6 – 9 months) or an extended closing to accommodate its move to a larger facility.

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PHOTOS

CHARLES HAWKINS CO.

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**Alta Herron Apartment Development**

Developer Wood Partners successfully rezoned its 350-unit max development situated off Nolensville Pike. The project will replace what's currently a car parts yard into a new multifamily development.

- *Citynownext / Nashville Post*



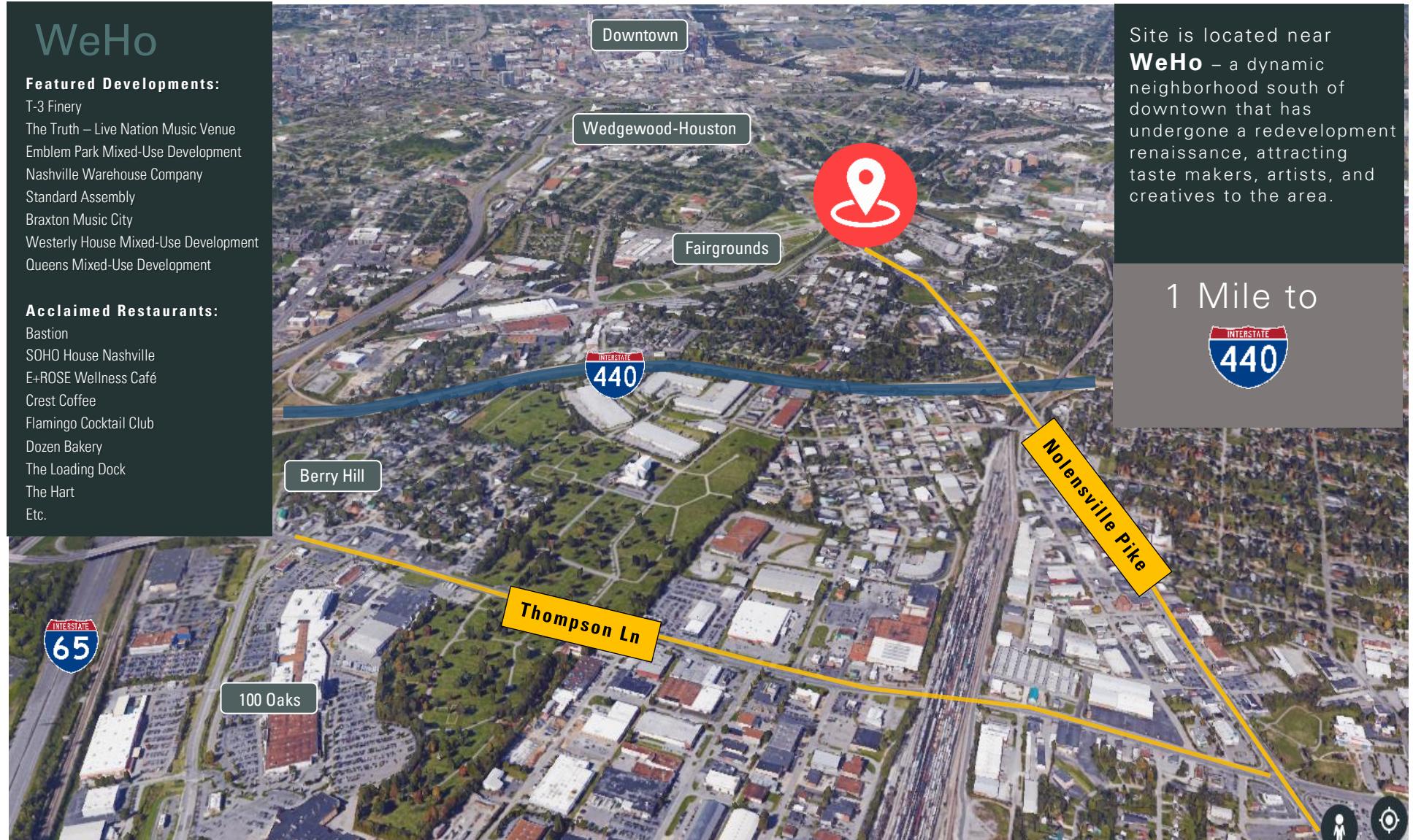
WeHo

Featured Developments:

T-3 Finery
The Truth – Live Nation Music Venue
Emblem Park Mixed-Use Development
Nashville Warehouse Company
Standard Assembly
Braxton Music City
Westerly House Mixed-Use Development
Queens Mixed-Use Development

Acclaimed Restaurants:

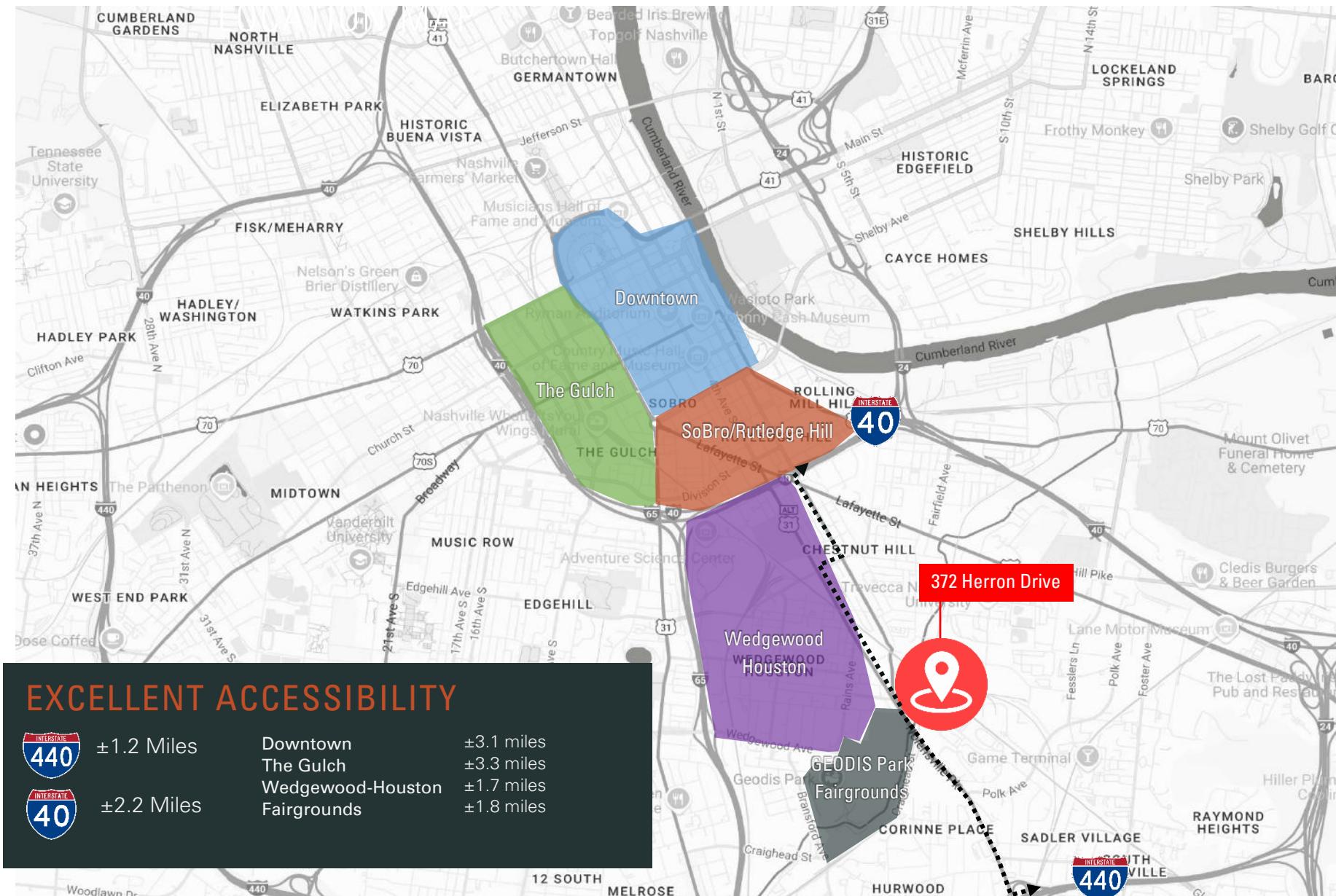
Bastion
SOHO House Nashville
E+ROSE Wellness Café
Crest Coffee
Flamingo Cocktail Club
Dozen Bakery
The Loading Dock
The Hart
Etc.



LOCATION MAP

COMMERCIAL CONDO FOR SALE

372 Herron Drive, Nashville, TN



EXCELLENT ACCESSIBILITY

INTERSTATE 440 ±1.2 Miles

INTERSTATE 40 ±2.2 Miles

Downtown
The Gulch
Wedgewood-Houston
Fairgrounds

±3.1 miles
±3.3 miles
±1.7 miles
±1.8 miles

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FOR SALE

372 HERRON DR

Nashville, TN

CONTACT US

EXCLUSIVELY LISTED BY:

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