

CHARLES
HAWKINS CO.

OFFERING MEMORANDUM

FOR SALE

NASHVILLE INFILL LIGHT MANUFACTURING FACILITY
420 ALLIED DRIVE, NASHVILLE, TN

±50,000 SF INDUSTRIAL WAREHOUSE | 2.07 ACRES



Exclusively listed by:

Tee Patterson, SIOR
First Vice President
O: (615) 345-7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
C: (678) 209-4851
jmorris@charleshawkinsco.com

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
P: 615.256.3189
www.charleshawkinsco.com

Show Up. Care. Deliver.

EXECUTIVE SUMMARY

Overview

The Charles Hawkins Co. is pleased to exclusively offer for sale 420 Allied Drive, a 50,000 SF light manufacturing facility situated on 2.07 acres.

Positioned just minutes from downtown Nashville and the Nashville International Airport, the facility offers excellent regional connectivity with proximity to I-24, I-65, and I-440.

This is a prime opportunity to acquire a well-located infill industrial asset in Nashville's southeast/airport corridor, a primary logistics hub, where there is continued demand from logistics, e-commerce, and manufacturing users.

Property Specifications

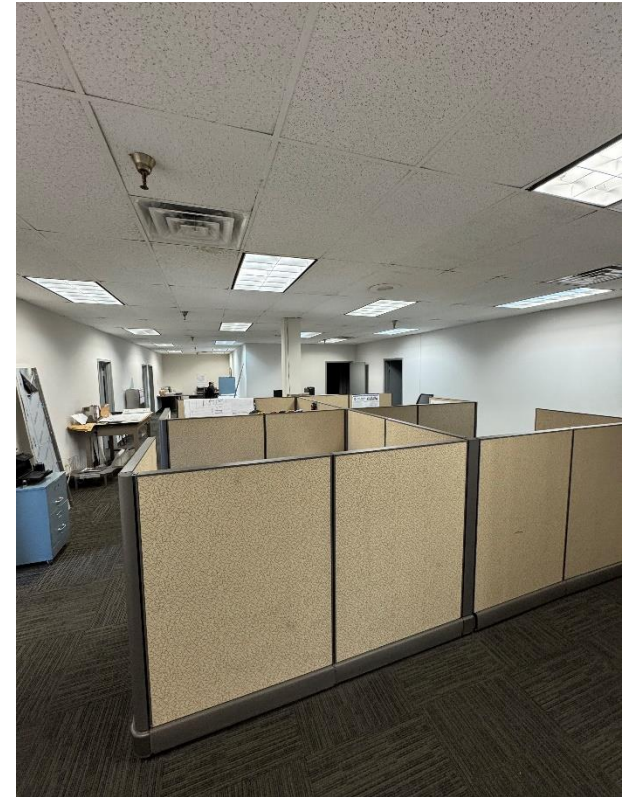
420 Allied Dr., Nashville, TN

- ±50,000 SF
- ±4,650 SF Office
- 19' Clear Height
- 3 Phase / 480V / 1200 AMP Service
- Compressed Air Throughout
- (1) Drive-in Door (16' x 12')
- (4) Dock Doors (10' x 10')
- Sprinklered
- Suspended Gas Heat
- Two Warehouse Restrooms
- ±180 SF Shipping Office
- Concrete Block Construction
- Exterior Wall Louvers
- ±2,000 SF Warehouse mezzanine
 - Load capacity 100lbs/SF
- Electrical drops throughout warehouse
- Zoned IWD

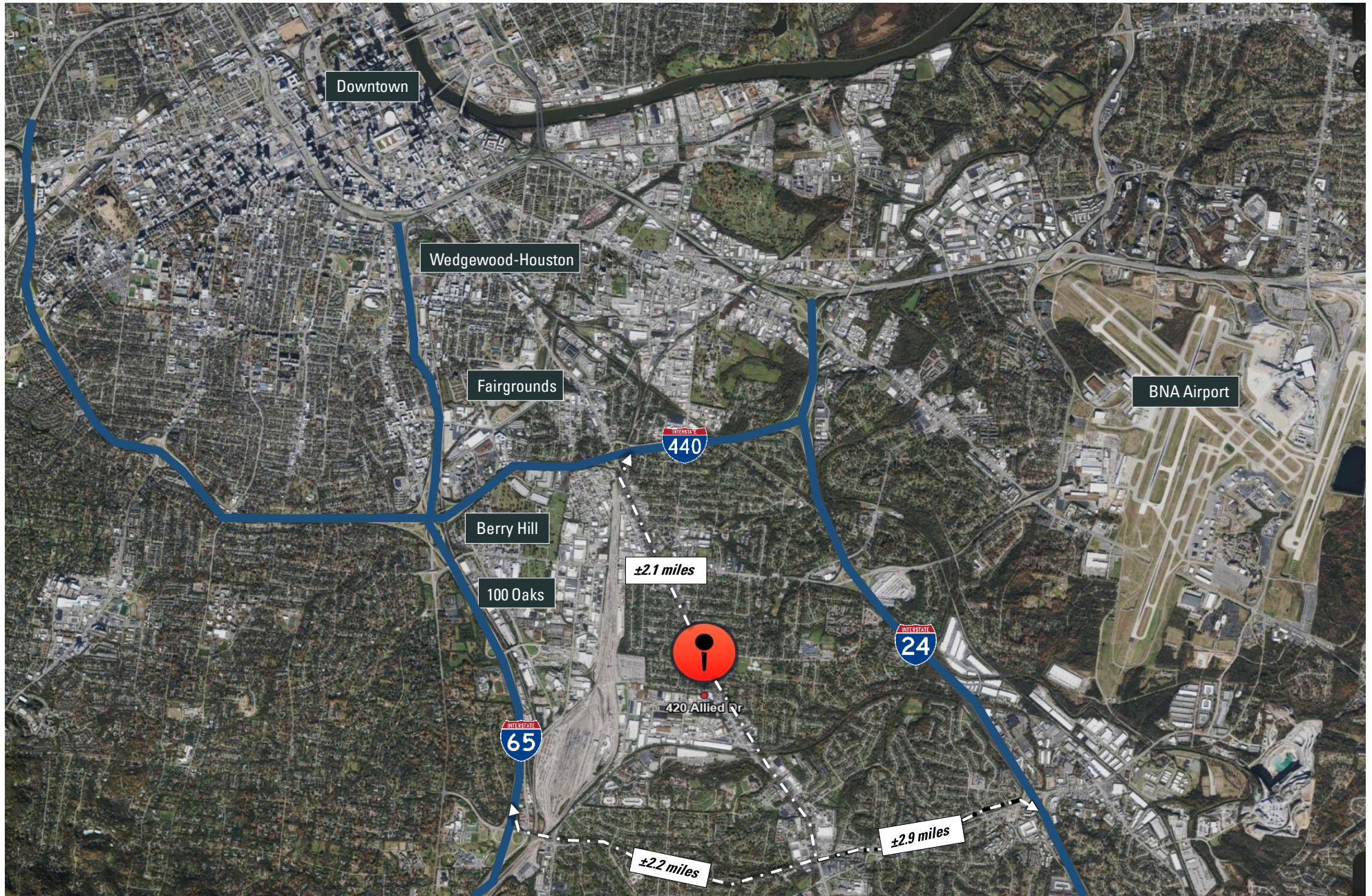
PRICING \$10,950,000



PROPERTY PHOTOS



STRATEGIC POSITION



NASHVILLE MARKET

MARKET RANKINGS

CHARLES
HAWKINS CO.

INDUSTRIAL DEMAND REMAINS STRONG

- Q4 2025 net absorption: **~778K SF**
- Q3 2025 absorption: **~1.8M SF**
- Annual leasing activity: **5M-6M+**

SOUTHEAST CORRIDOR

- Largest concentration of logistics/distribution
- Major tenant activity and new construction

LONG-TERM GROWTH MARKET

- Continued corporate relocations
- Expanding logistics infrastructure
- Population + job growth
- Nashville is transitioning into a **primary logistics hub in the Southeast**

The Nashville industrial market is a **high-performing, supply-constrained, demand-driven asset class** that sits at the intersection of:

- Population growth
- E-commerce expansion
- U.S. logistics optimization

The Nashville industrial market presents a compelling investment opportunity driven by sustained population growth, strategic logistics positioning, and strong tenant demand. With vacancy rates below national averages, consistent rent growth, and increasing institutional capital inflow, industrial assets in Nashville offer durable cash flow and long-term appreciation potential.

#6 CITY TO WATCH

Urban Land Institute, 2025

#1 BEST PLACES TO LIVE

Travel + Leisure, 2025

#3 EMERGING BUSINESS TRAVEL DESTINATIONS

Business Insider, 2025

#10 ECONOMIC GROWTH

Milken Institute, 2025

#43 TOP RETAIL MARKETS

CoStar, 2025

#6 TOP US DESTINATION

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024

CHARLES HAWKINS CO.

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
P: 615.256.3189
www.charleshawkinsco.com

INFILL LIGHT MANUFACTURING FACILITY

420 ALLIED DRIVE, NASHVILLE, TN

Exclusively listed by:

Tee Patterson, SIOR
First Vice President

O: (615) 345-7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President

C: (678) 209-4851
jmorris@charleshawkinsco.com

Show Up. Care. Deliver.

