

1321-1325 Baptist World Center Dr Nashville, TN 37207

Offering Memorandum



EXCLUSIVELY LISTED BY

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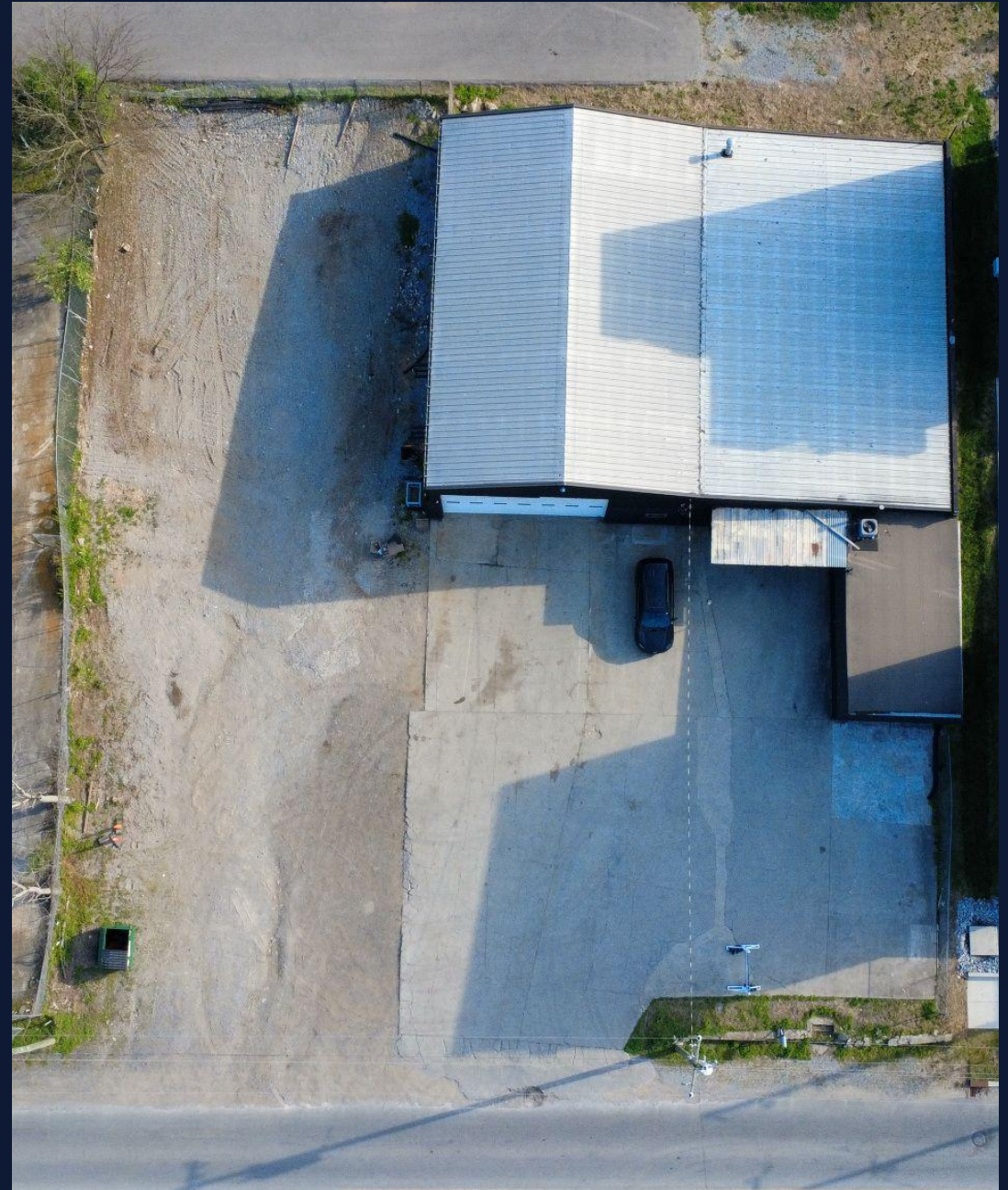




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PROPERTY OVERVIEW

1321-1325 Baptist World Center Dr
Nashville, TN 37207



Executive Summary

±5,529 SF
Total Building Area

±4,929 SF
Shop Area

±600 SF
Office

±0.53 AC
Land Area

1321–1325 Baptist World Center Dr presents a rare opportunity to acquire an industrial property in a highly desirable infill location in Nashville, Tennessee. Situated on ±0.53 AC and zoned IWD (Industrial Warehouse/Distribution), the ±5,529 SF facility offers a versatile layout ideal for an owner-user seeking functional space with yard potential. The building features two bays with clear heights up to ±16'9", two drive-in doors, and minimal office buildout, providing efficient space for a variety of industrial operations.

With a low 23.95% coverage ratio and connectivity between the two areas, the property offers flexibility for multiple users or a single occupant while still allowing for outdoor storage or operational yard space. Offered at \$1,800,000, the property represents an attractive opportunity to secure a functional industrial asset in one of the Southeast's strongest markets. The property's infill location provides convenient access to Nashville's prime corridors and major transportation routes.



INVESTMENT HIGHLIGHTS

Property Highlights

- ±5,529 SF Industrial Building on ±0.53 AC located in a strong infill industrial corridor of Nashville
- IWD Zoning (Industrial Warehouse/Distribution) allowing for a wide range of industrial uses
- Two bays with clear heights of ±12'3" and ±16'9", providing flexibility for various operations
- Two Drive-In Doors (1 – ±12' x ±12' and 1 – ±14' H x ±26' W) suitable for equipment access and deliveries
- Low 23.95% Coverage Ratio offering excess land for parking, outdoor storage, or yard utilization
- Functional Layout with Connectivity Between building areas via a ±9' W x ±12' H interior door, plus ±600 SF of office space



PROPERTY PHOTOS



MARKET OVERVIEW

1321-1325 Baptist World Center Dr
Nashville, TN 37207



NASHVILLE, TN

Nashville is experiencing steady population growth, fueled by a strong economy, expanding job opportunities, and a thriving cultural scene. A growing tech sector, a resilient housing market, and a world-renowned music and tourism industry contribute to

the city's appeal. With its blend of economic strength and cultural vibrancy, Nashville has become a premier destination for both residents and investors, offering long-term potential for growth and development.

Total Population

1,008,485

Annual Visitors

17.1 Million

Tourism Economic Impact

\$10.84 Billion

GDP

\$204.9 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1321-1325 Baptist World Center Dr, Nashville, TN, 37207 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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