

INDUSTRIAL PROPERTY FOR SALE

213 Whitsett Road

NASHVILLE, TN 37210



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PROPERTY OVERVIEW

213 Whitsett Road is a 22,500 SF, four-unit industrial facility on 1.66 acres less than one mile from I-440. The building features 18' clear heights, multiple oversized drive-in bays, 3-phase power, and a flexible multi-tenant layout. Three units are leased, providing stable cash flow, while one unit will deliver vacant for an owner-user or value-add opportunity.

The property includes a fully fenced lot, upgraded infrastructure, and excellent access to I-24, I-65, and I-440. A long-term tenant currently paying below-market (~33%) rent provides meaningful upside when the lease resets to market in 2030, driving projected NOI growth. With reliable occupancy, functional industrial features, and built-in long-term value, 213 Whitsett Road represents a strong investment opportunity in a highly supply-constrained Nashville submarket.



PROPERTY SPECIFICATIONS & FEATURES

Building Size	22,500 SF (2 x 7500 SF, 1 x 5000 SF, 1 x 2500 SF)	Flexible Multi-Tenant Configuration
Site Size	1.66 Acres	Secure, Fully Fenced Perimeter
Occupancy	3 Units Leased, 1 x 7,500 SF Unit Vacant	Income Producing with Immediate Occupancy
Clear Height	18 ft	Excellent Vertical Storage Potential
Power	3-Phase (200–500A)	Upgraded Power Capacity
Loading	12 Drive-In Doors	Multiple Oversized Drive-In Bays
Office Area	±400 SF Per Unit (Varies)	Office Component for Service-Based Businesses
Zoning	IWD – Industrial	Prime Industrial Infill Location
Year Built	1985	Renovated in 2024

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INVESTMENT HIGHLIGHTS

- **Hybrid Asset:** Ideal for owner-users seeking occupancy + existing income
- **Three Units Leased:** Stable in-place cash flow at acquisition
- **One Unit Vacant:** Immediate opportunity to occupy or lease
- **Strong Submarket:** Nashville industrial vacancy at an all-time low
- **High Demand:** Infill industrial with excellent interstate access
- **Value-Add Opportunity:** Ability to increase rents to market rates
- **Functional Building Design:** Appeals to broad spectrum of industrial tenants



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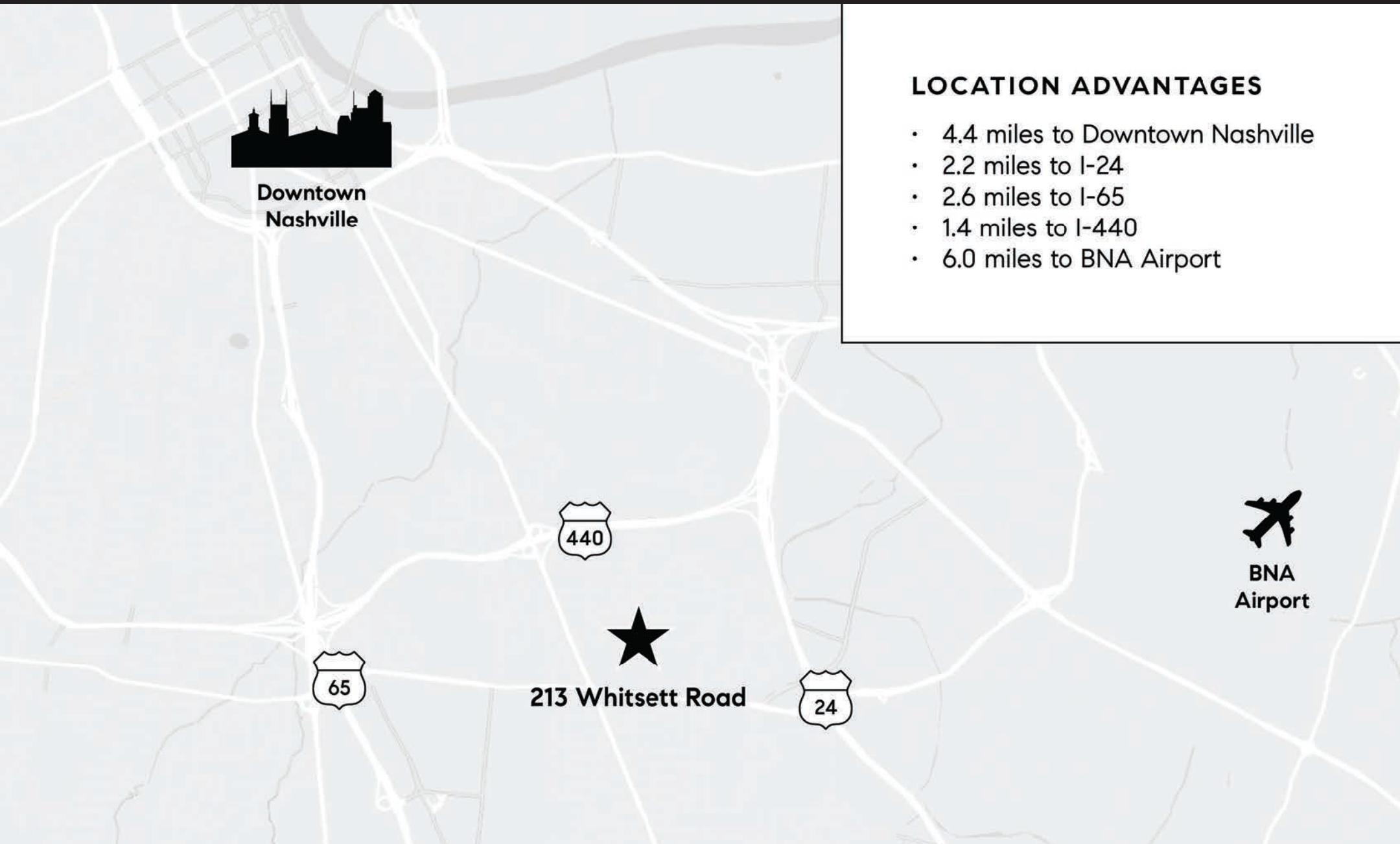
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REVENUE	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cox Motorsports	\$46,350.00	\$46,350.00	\$46,350.00	\$47,740.50	\$47,740.50	\$110,815.81	\$179,107.84	\$184,481.08	\$190,015.51
Black Optix Tint	\$97,850.00	\$100,785.50	\$103,809.07	\$106,923.34	\$110,131.04	\$113,434.97	\$116,838.02	\$120,343.16	\$123,953.45
AIOFE International	\$50,200.00	\$51,706.00	\$53,257.18	\$54,854.90	\$56,500.54	\$58,195.56	\$59,941.43	\$61,739.67	\$63,591.86
Vacant (7500 SF)	\$150,000.00	\$154,500.00	\$159,135.00	\$163,909.05	\$168,826.32	\$173,891.11	\$179,107.84	\$184,481.08	\$190,015.51
Revenue	\$344,400.00	\$353,341.50	\$362,551.25	\$373,427.78	\$383,198.40	\$456,337.44	\$534,995.13	\$551,044.99	\$567,576.33

OPEX Revenue									
COX Motorsports	-\$26,500.00	-\$26,500.00	-\$26,500.00	-\$26,500.00	-\$26,500.00	\$13,125.00	\$26,500.00	\$26,500.00	\$26,500.00
Black Optix Tint	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
AIOFE International	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00
Vacant 7500 SF	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00
Total OPEX Revenue	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$65,875.00	\$79,250.00	\$79,250.00	\$79,250.00
Total OPEX Exp	-\$79,250.00								
NOI Proforma	\$291,400.00	\$300,341.50	\$309,551.25	\$320,427.78	\$330,198.40	\$442,962.44	\$534,995.13	\$551,044.99	\$567,576.33

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