



# For Sale

**8,644** SF

**Fully Leased - Long Term**

**NNN Investment Opportunity**

217-219 Blanton Avenue  
Nashville, Tennessee 37210



Madison Wenzler

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**For Sale**  
**0.55 AC** Site Size  
**8,644 SF** Building

**NNN Investment Opportunity**  
 217-219 Blanton Avenue  
 Nashville, Tennessee 37210



## THE OFFERING

Introducing 217-219 Blanton Avenue, a prime flex space on 0.55 acres, fully leased to Motion Industries. Located in the most sought-after submarket in Middle Tennessee for industrial and flex buildings, this rare NNN investment opportunity is just 3.5 miles from downtown Nashville, with excellent access to I-40 and I-24, offering unparalleled connectivity to Nashville and the broader region.

<b>ADDRESS</b>	217-219 Blanton Avenue, Nashville, TN
<b>ASKING PRICE</b>	\$2,350,000
<b>ACREAGE</b>	± 0.55 AC
<b>BUILDING SIZE</b>	± 8,644 SF Total
<b>BUILD OUT</b>	Sales counter, showroom, & warehouse
<b>TENANTS</b>	100% Leased to Motion Industries
<b>CLEAR HEIGHT</b>	12' - 15'
<b>LOADING</b>	One (1) 10' x 11' Drive-in door One (1) 14' x 12' Drive-in door
<b>POWER</b>	200 Amp, 3 Phase
<b>CONSTRUCTION</b>	Clear Span
<b>RENOVATIONS</b>	Tenant has invested over \$750K into the building
<b>HVAC</b>	Fully HVAC Controlled Throughout
<b>ZONING</b>	IR
<b>YEAR BUILT</b>	1982



**REALSITE**  
COMMERCIAL

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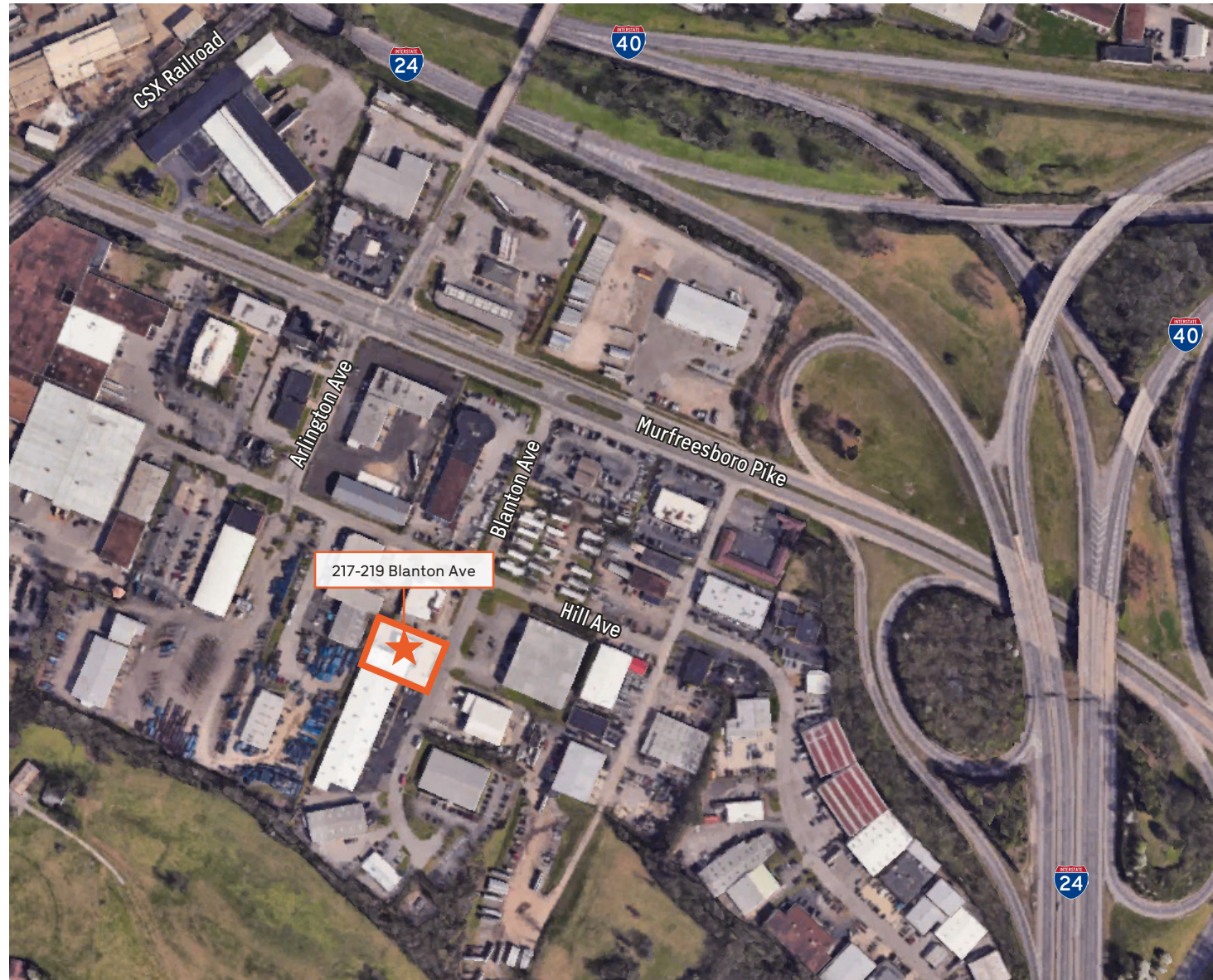
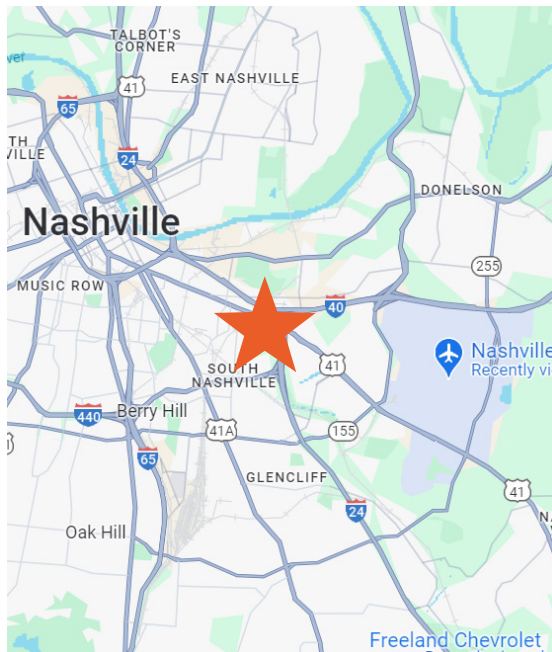


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**LOCATION HIGHLIGHTS**

- + 3.5 MILES TO DOWNTOWN NASHVILLE
- + 0.3 MILES TO I-24 / I-440
- + 0.5 MILES TO I-40
- + 3.6 MILES TO NASHVILLE INTERNATIONAL AIRPORT





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