

CHARLES HAWKINS CO.



FOR SALE

±5,000 SF on ±0.47 Acres

Rare Opportunity to Purchase a Fully Climate-Controlled Infill Flex Building within the I-440 Loop

255 Blanton Avenue, Nashville, TN 37210

HIGHLIGHTS

- Infill Flex Building
- Sale Price: \$1,875,000
- ±5,000 SF Total on ±0.47 Acres
- ±2,700 SF Fully Air-Conditioned Warehouse/Storage
 - 12' Clear Height
 - (1) 10' x 10' Roll-Up Door
 - Exterior Dock Platform
- ±2,300 SF Office
 - Open Work Space
 - (7) Private Offices
 - (2) Restrooms
- Three Phase, 200 AMP Power Service
- Alarm/Security Camera System
- Fully Climate-Controlled Building
- Building completely gutted and renovated in 2014
- New metal roof in 2014 rebuild
- Additional parking/laydown storage in rear of building
- Zoned: IR (Industrial Restrictive)
- Prime location within the I-440 loop (±0.4 mile to access)
- ±3.2 Miles from downtown Nashville
- Easy access to I-440, I-24 and I-40

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

Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

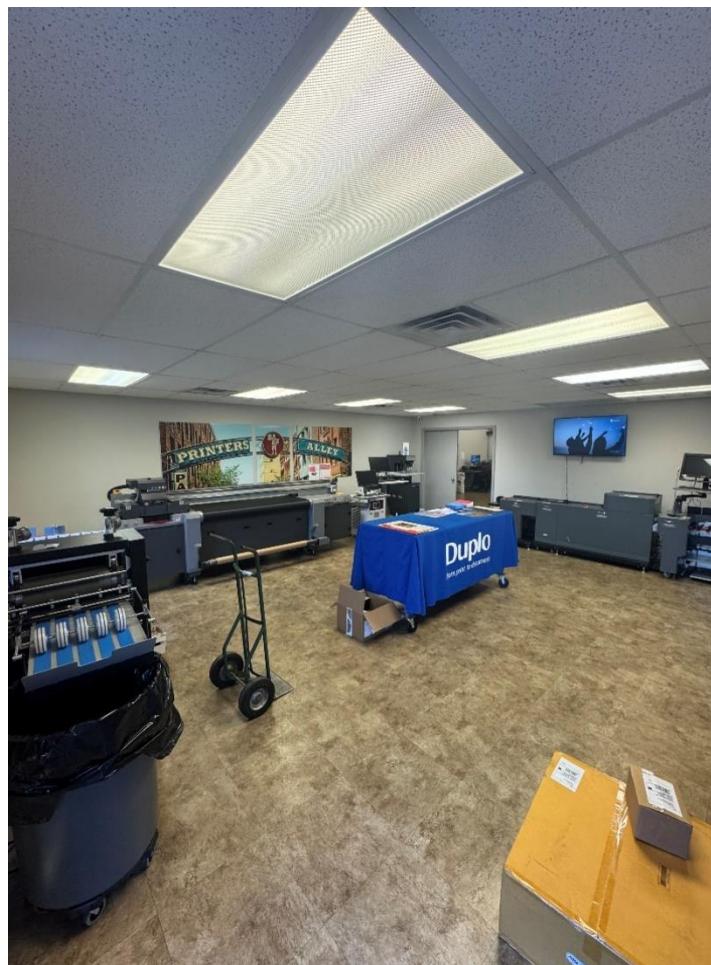
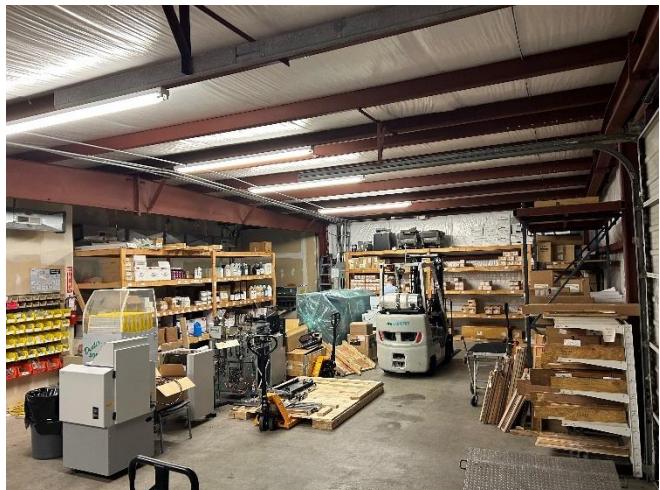
T: 615.256.3189



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Davidson County

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