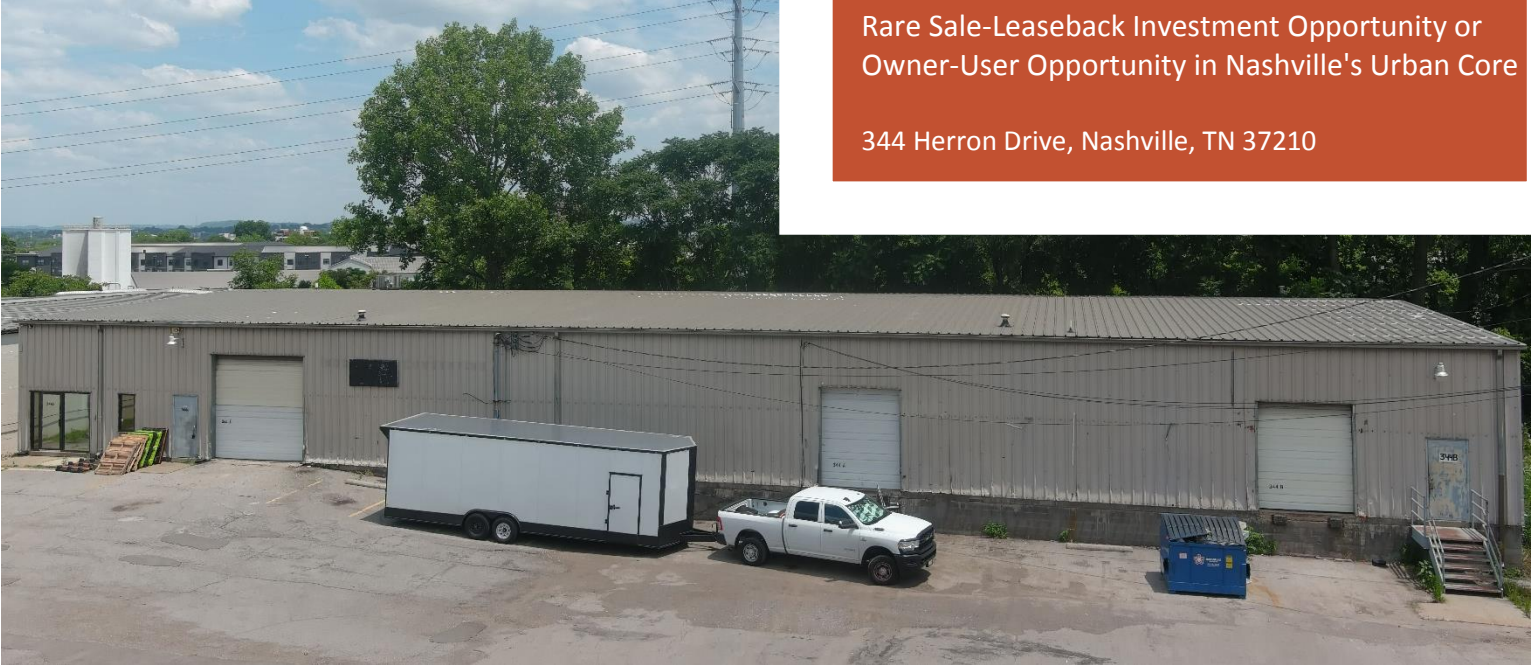


FOR SALE

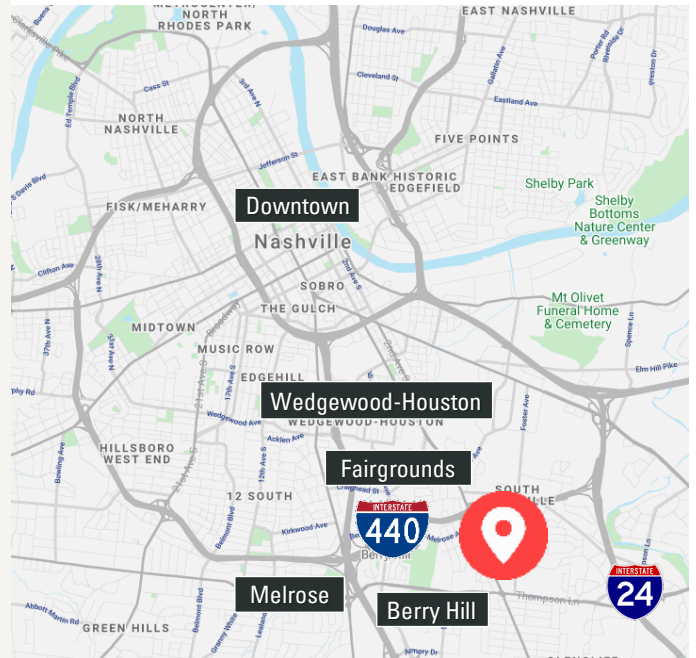
±12,000 SF Available | *Divisible*
 Rare Sale-Leaseback Investment Opportunity or
 Owner-User Opportunity in Nashville's Urban Core

344 Herron Drive, Nashville, TN 37210



HIGHLIGHTS

- Prime Sale-Leaseback Investment Opportunity or Owner-User Opportunity
- ±12,000 SF Available
 - Divisible to 7,000 SF or 5,000 SF
- ±775 SF Office
- **New Pricing: \$2,890,000**
- ±0.75-Acre lot
- Zoned IR (Industrial Restrictive)
- (2) Dock high doors (8' x 10')
- (1) Drive-in door (12' x 12')
- Clear Height: 15'6" – 17'
- Suspended Gas Heat
- Warehouse Exhaust Fans
- 3-Phase, 800 AMP
- Column Spacing: 36' x 20'
- Ideally situated near the new GEODIS Park soccer stadium
- Adjacent to a new luxury townhome development: OXENFREE We-Ho
- The property is a short distance to several notable restaurants and businesses
- Convenient interstate access (±1 mile to I-440 on/off ramp)



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For Sale
±12,000 SF Available
Industrial Building

344 Herron Drive
Nashville, TN 37210
Davidson County

CHARLES
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Featured Developments:

- T-3 Finery
- Emblem Park Mixed-Use Development
- Nashville Warehouse Company
- Standard Assembly
- Braxton Music City
- Westerly House Mixed-Use Development
- Queens Mixed-Use Development

Acclaimed Restaurants:

- Bastion
- SOHO House Nashville
- E+ROSE Wellness Café
- Crest Coffee
- Flamingo Cocktail Club
- Dozen Bakery
- The Loading Dock
- The Hart
- Etc.



Site is located in **WeHo** – a dynamic neighborhood south of downtown that has undergone a redevelopment renaissance, attracting taste makers, artists, and creatives to the area.

±1 MILE
to



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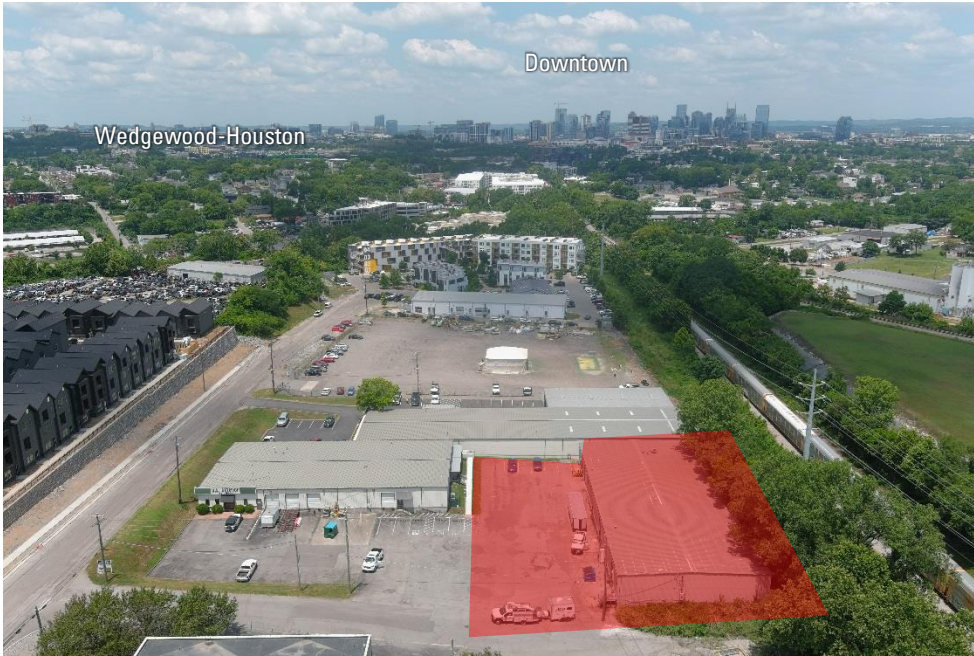
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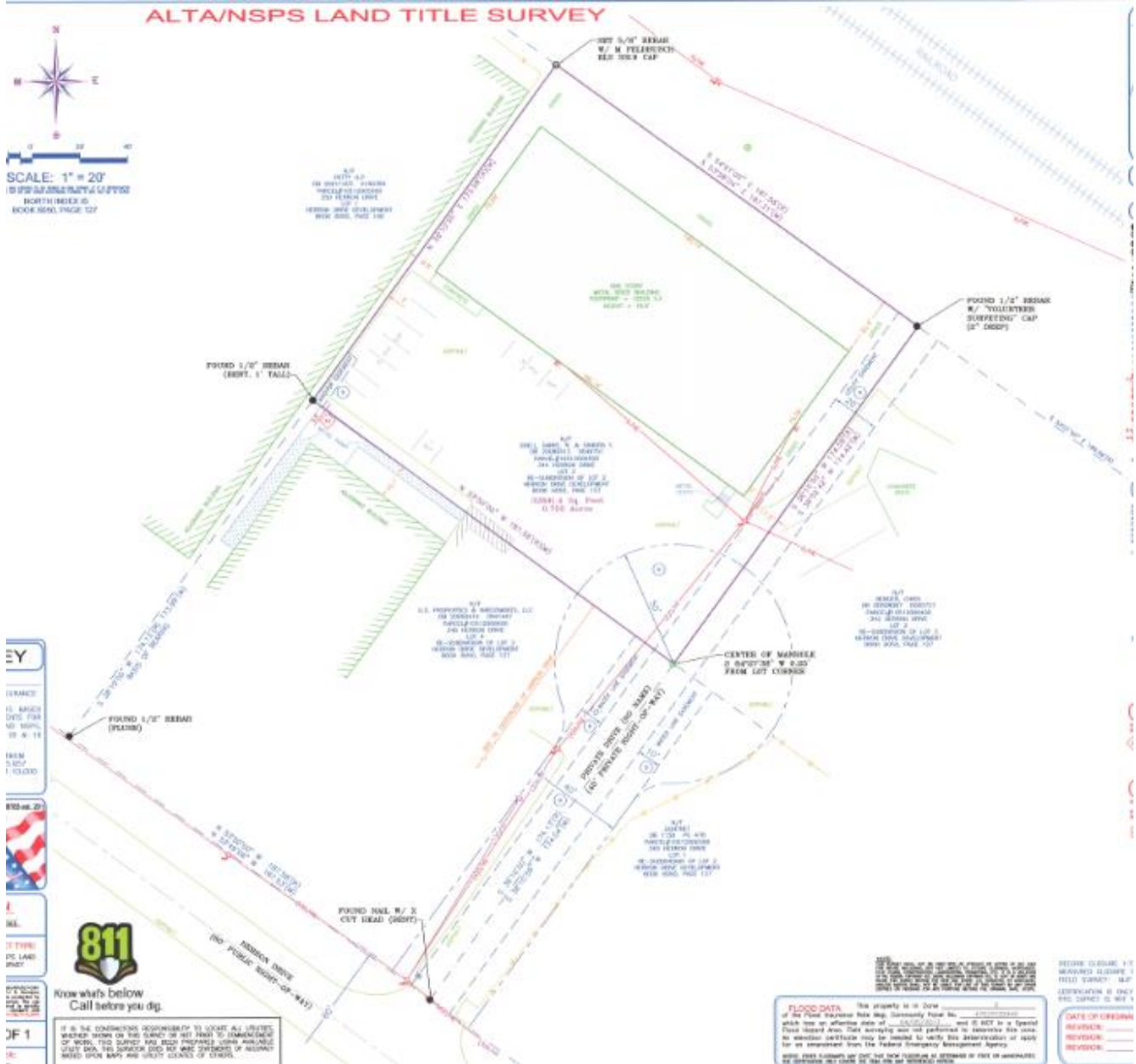
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For Sale
 ±12,000 SF Available
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SURVEY



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