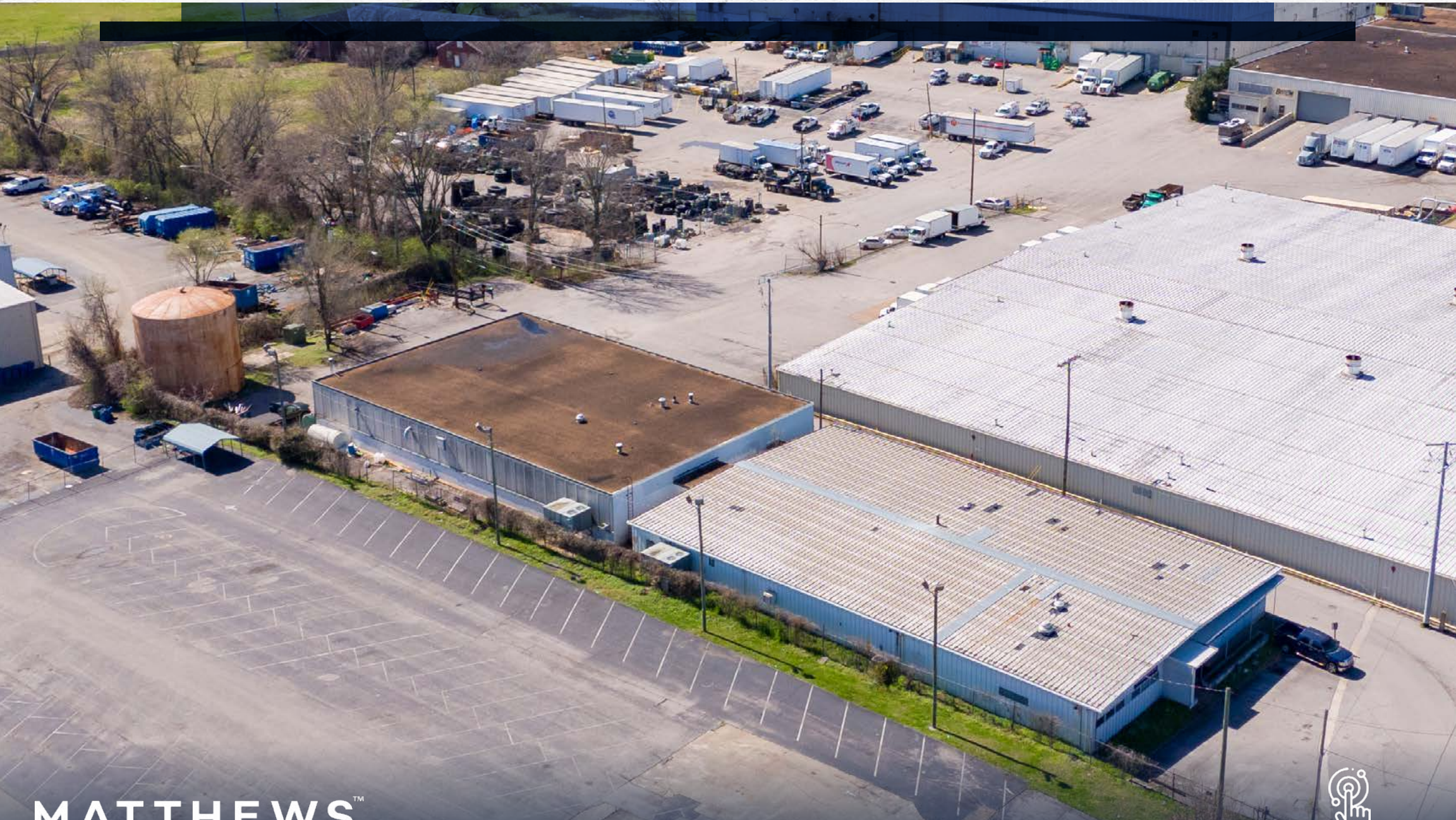


INFILL INDUSTRIAL OPPORTUNITY

601 HILL AVE, NASHVILLE, TN 37210



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PROPERTY OVERVIEW



\$4,250,000

SALE PRICE



\$185.43

PRICE PER SF



±22,920 SF

RBA



±1.33 AC

LOT SIZE



39.56%

COVERAGE



±3,000 SF

OFFICE



(1) 10' X 12'
(1) 10' X 10'

DRIVE-IN DOORS



±10' - ±14'

CLEAR HEIGHT



3 PHASE 277/480V
1200 AMPS

POWER



IR, OVO-UZO, OVO-AIR

ZONING

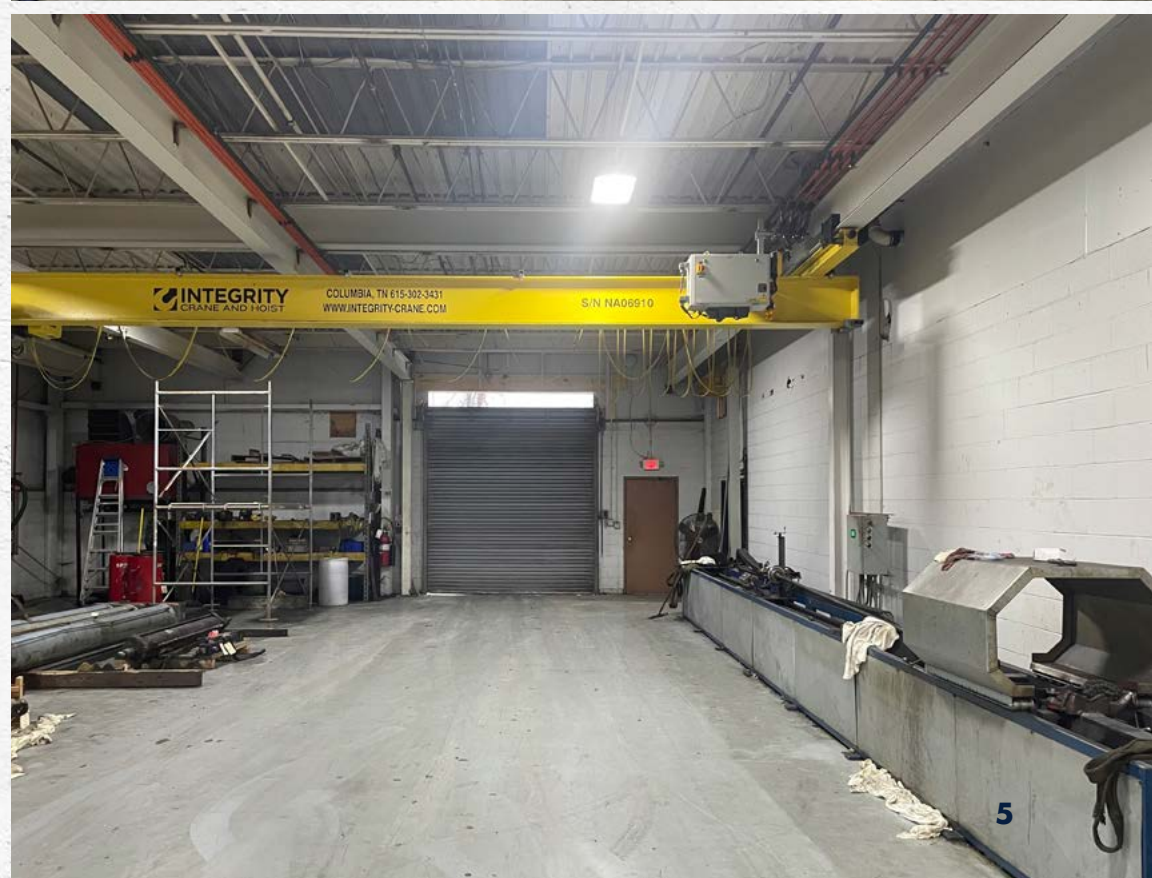
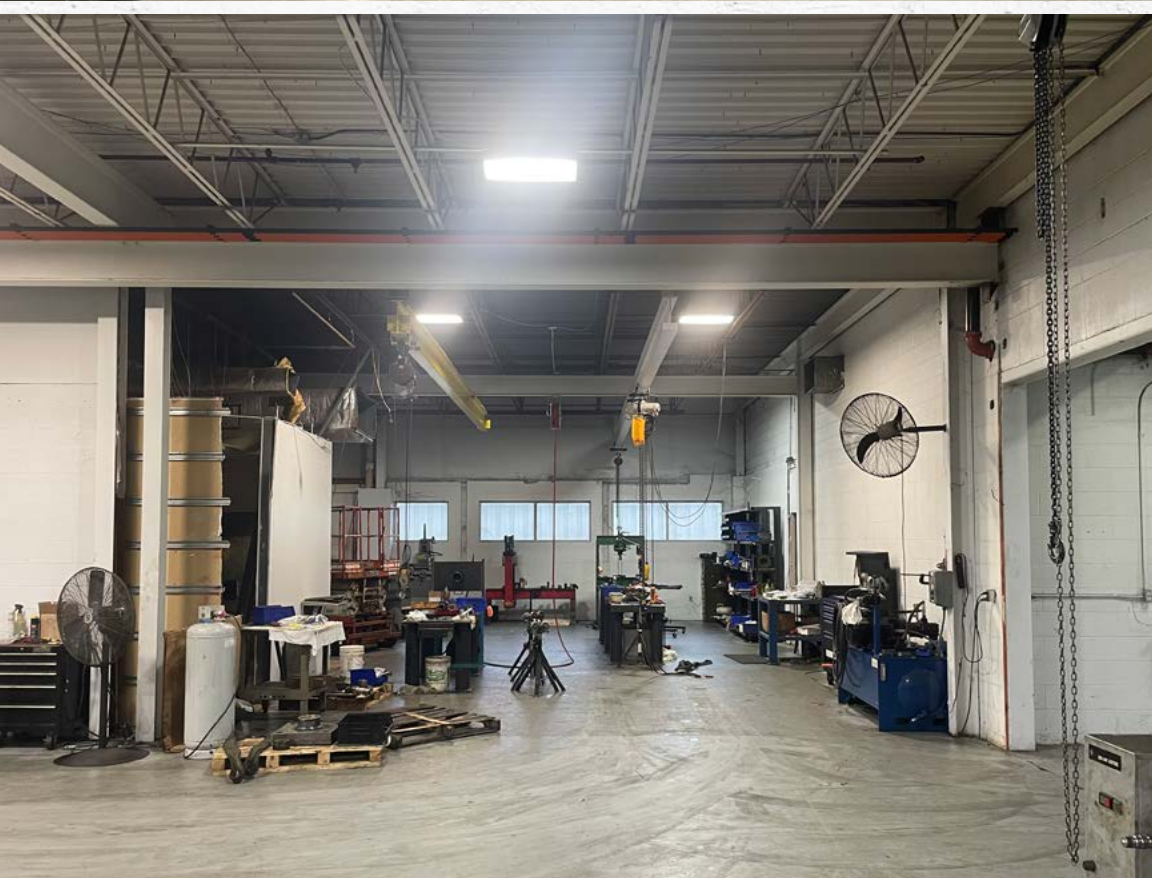
EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present 601 Hill Ave in Nashville, Tennessee for sale. This infill industrial asset is located less than three miles from Downtown Nashville and the Nashville International Airport. There is a substantial amount of demand for industrial space in the area, making this property a rare opportunity for the purchaser to invest in and establish the ideal space for their business.

PROPERTY HIGHLIGHTS

- **IRREPLACEABLE LOCATION** – This facility is positioned strategically within the industrial business district, which has experienced steadily climbing rental rates over the past five years. The continued increase is due to consistent demand from smaller to mid-sized tenants seeking available space in the corridor. Located near the Nashville International Airport and less than one mile from I-24 (±162,363 VPD) and I-40 Interchange (±181,344 VPD).
- **OWNER/USER OPPORTUNITY** – With limited supply of industrial space under 25,000 square feet, this opportunity will fit the needs of countless different users. The property has a healthy blend of warehouse and office space, which can be converted and/or modified even further.
- **HIGH QUALITY CONSTRUCTION** – The building features metal and masonry construction, 2 grade-level doors, and ±10' – ±14' clear heights.
- **PROXIMITY TO INTERSTATE ACCESS** – The facility is less than three miles from Downtown Nashville. In addition, it is only a short drive to Nashville International Airport and access points to all major interstates within Middle Tennessee.
- **SUBMARKET FUNDAMENTALS** – With limited industrial development or available supply over the past 18 months, landlords have been able to push rental rates much higher than the regional average as the market becomes tighter. Industrial vacancies in the submarket are hovering near all-time lows, as tenants continue to have difficulty finding available facilities within reach of the metro's core.







DOWNTOWN NASHVILLE

± 4.3 MILES AWAY

MURFREESBORO PIKE ± 25,000 VPD

**SUBJECT
PROPERTY**
601 Hill Ave



BNA Nashville International Airport
±3.7 MILES AWAY



± 181,344 VPD
± 4.7 MILES AWAY



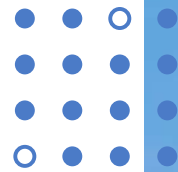
± 162,363 VPD
± 0.5 MILES AWAY

MURFREESBORO PIKE ± 25,000 VPD

SUBJECT PROPERTY
601 Hill Ave

*PARCEL LINES ARE APPROXIMATE

AREA OVERVIEW



**NASHVILLE WAS VOTED AS
“BEST UP-AND-COMING CITY”**

(Hemispheres Readers’ Choice Awards 2022)

NASHVILLE, TN

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

NASHVILLE RANKED #5 ON SOUTHERN LIVING’S THE SOUTH’S BEST CITIES 2023

(March, 2023)

#1 OVERALL IN REAL ESTATE PROSPECTS

(ULI & PwC, 2022)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	3,157	38,892	148,343
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	1,346	16,953	64,092
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	81,140	77,969	86,439





132,430 VPD
I-40 EAST - MT. JULIET

40
I-40 WEST - DOWNTOWN NASHVILLE

41,660
DONELSON PIKE

EXPANSION OF NASHVILLE INTERNATIONAL AIRPORT (BNA)
(3.7 MILES / ±10 MINUTES FROM SUBJECT PROPERTY)

- Southwest announced expansion of Crew Base to add ±1,300 Jobs
- BNA Expansion requires an additional ±3,640 local jobs
- International Routes-Paris and Frankfurt are primary focus

±4,490 LOCAL JOBS
CREATED FROM AIRPORT EXPANSION

±3.7 MILES
FROM NASHVILLE INT'L AIRPORT

ECONOMY

It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)

EMPLOYERS	EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250



20,000+
FORTUNE 500 JOBS
SINCE 2019



41,000
JOB RELOCATIONS
FROM CALIFORNIA



116
EMPLOYMENT EXPANSION
PROGRAMS IN PIPELINE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **601 Hill Ave, Nashville, TN 37210** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

INTERACTIVE OFFERING MEMORANDUM

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