

550 & 554
EXPY PARK DRIVE



550 & 554 Expy Park Dr.

Fully
Stabilized
2.21 Acres
For Sale

5 Minutes to Downtown Nashville



CBRE

Property Overview

Music City Truck & Trailer is the current tenant at Expressway Park, operating under a long-term lease through January 2032. The tenant is a premier, authorized semi-truck dealership with a strong, expanding business model rooted in both truck sales and third-party truck parking services.

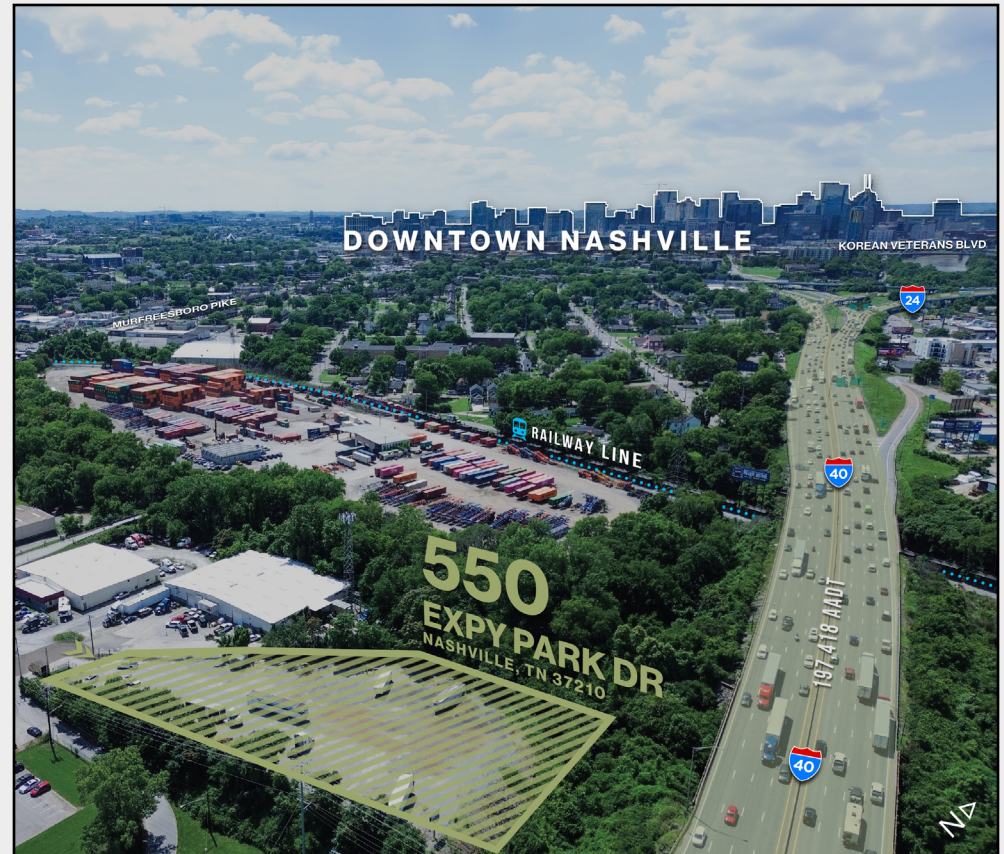
Tenant Overview

Music City Truck & Trailer (Guardian Truck Sales) is a trusted commercial truck dealership with three locations spanning Illinois, Tennessee, and Georgia. Their Tennessee flagship is at 155 Charter Place; Expressway Park represents their latest strategic expansion into the independent truck parking market, which they entered successfully in 2023 at 233 Fesslers Lane.

Every expansion, including Expressway Park, has reached full occupancy rapidly due to strong demand from owner-operators and connections through the dealership.

Unique Business Model & Market Position

- **Exclusive Downtown IOS Offering:** Downtown Nashville parking for independent owner-operators is scarce; Music City Truck & Trailer provides critical capacity to a customer base nearly untapped by competitors.
- **Synergy with Dealership:** The business leverages its dealership sales network and industry relationships to capture both truck buyers and parking tenants, filling a crucial market gap for long-term vehicle storage.
- **High Barriers to Entry:** Zoning complexity and real estate costs create limited competition for independent truck parking in this area, further solidifying the tenant's market position and the property's desirability.
- **Stable Occupancy & Expansion Track Record:** Expressway Park has maintained full occupancy since opening due to Music City Truck & Trailer's deep ties to independent driver communities and responsive



Term	Details
Lease Start	October 15, 2024
Lease End	January 15, 2032
Annual Base Rent	\$180,000 (\$15,000/month), with 4% annual escalation each October 15
Security Deposit	\$15,000
Absolute Net Lease	Tenant covers all operating costs, CAM, taxes, insurance, utilities
Asking Price	\$3,000,000
Cap Rate	6.00%



HIGHLIGHTS



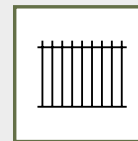
**2.21
Acres**



**Truck
Parking
Available**



**1 Mile to
Downtown
Nashville**



**Fully
Secured &
Graveled**



**Excellent
I-24
Visibility**



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Contact Broker For Pricing Details

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