



COMPASS RE
COMMERCIAL

107 Kingston St, Nashville, TN 37207

Single-Tenant Fully Leased Industrial Investment Opportunity

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107 Kingston Street

\$1,795,000 | NOI: \$120K | 6.7% CAP | 5 YR NNN

Located in a prime area close to I-24 & I-65, this one acre commercial-service zoned lot hosts a 4,300 square feet flex building and roughly 0.33 acres of fenced outdoor storage.

Full property renovation completed in December 2024. Building features warehouse, two office spaces and two bathrooms.

Brand new five year lease began January 2025 with annual NOI totaling \$120K, 3% annual escalations, and 1 five year option to renew.



Demographics

Population: 5 miles - 198,034
Households: 5 miles - 85,369
Avg Household Income - \$82,450
Traffic Vol., Dickerson Pk: 16,232

Key Details

Building Size: 4,300 SF
Office Space: 2
Bathroom: 2
Roll Up Doors: 9 ft. & 16 ft.
Ceiling Height: 11 ft.
Property Type: Mixed Use
Zoning: Commercial Service (CS)



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