# 1101 POLK AVENUE

Nashville, TN 37210

34,261<u>+</u> SF Building 1.5<u>+</u> Acres

# **INDUSTRIAL INVESTMENT OPPORTUNITY**



For Sale

\$4,000,000

NNN

Current Tenant since 2014:



# The information contained herein has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or reliability, however, this information is provided without any guarantee, should be verified by interested parties, and is subject to change without notice or obligation. Horrell Company assumes no responsibility for the accuracy or reliability of the information herein.

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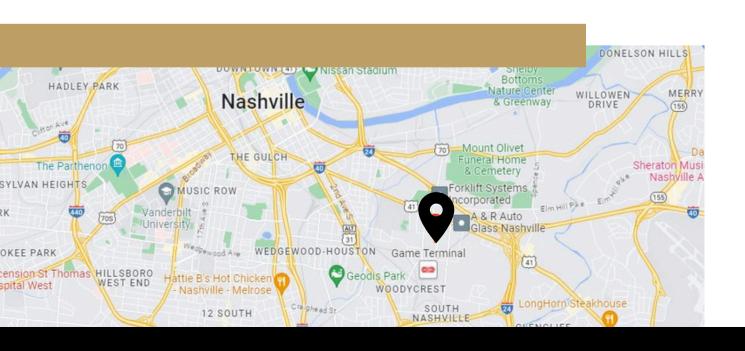


# THE OPPORTUNITY

**The Property** - 1101 Polk Avenue, a 34,261± SF industrial building situated on a 1.5± acre lot in Nashville, TN located between Nolensville Pike and Murfreesboro Pike just south of Downtown Nashville near the fast-changing Wedgewood-Houston Neighborhood. Located within the I-440 loop, I-24, and I-40.

**Gerber Collision & Glass** – Founded in 1937, one of the largest auto collision and glass repair companies in North America. Gerber has been a tenant since 2014. The annual net rental is \$134,316.00 until 2029 and a five-year option at \$147,744.00 until 2034.

**No Landlord Responsibility** - The property is subject to an absolute NNN lease, meaning the tenant is responsible for all operating expenses, including property taxes, insurance, and maintenance, providing investors with zero landlord responsibilities.





# **ADDRESS**

1101 Polk Avenue

### **OCCUPANCY**

100%

## **SIZE**

34,261+ SF

### **CAP RATE**

3.35%

### **LEASE TYPE**

**Absolute NNN** 

