

Business is Open & Operating
Viewing is by appointment only. Contact brokers to schedule.

Rare Infill Industrial Warehouse
Purchase Opportunity
Downtown Urban Core
Offering Memorandum
Up to 25,000 SF of Dead Storage Space Available for Lease



EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to offer for sale, 1920 Warner Ave, a 54,845 SF warehouse on 1.77 acres. The property is strategically positioned in Nashville's downtown urban core. The property provides easy access to Interstate 40 and 65, allowing quick access to the rest of the city's surrounding areas. This rare infill industrial warehouse provides qualified investors looking for a versatile infill parcel, a chance to purchase in one of the Nation's fastest growing and strongest economic metropolitans. Currently, there is up to 25,000 SF of dead storage space available for lease.

PURCHASE OPPORTUNITY
DEAD STORAGE LEASE OPTION
1920 WARNER STREET, NASHVILLE, TN

PROPERTY OVERVIEW

ADDRESS	1920 Warner Ave, Nashville, TN
SIZE	±54,845 SF Total
ACREAGE	±1.77 Acres
ZONING	IR (Industrial Restrictive)
LOCATION	Strategically positioned in Nashville's downtown urban core in the Charlotte Ave Corridor
FEATURES	<ul style="list-style-type: none">⇒ ±9,000 SF of Office<ul style="list-style-type: none">○ 20 Private offices○ 6 Warehouse offices⇒ ±45,845 SF of Warehouse⇒ Sprinklered⇒ 18' Clear height⇒ 3-Phase 800-amp electric service⇒ (6) Dock doors⇒ 12'x14' Drive-in door
LEASE OPTION	Up to 25,000 SF of dead storage space available for lease at \$12/ SF FSG



PRICING GUIDANCE

Contact Brokers

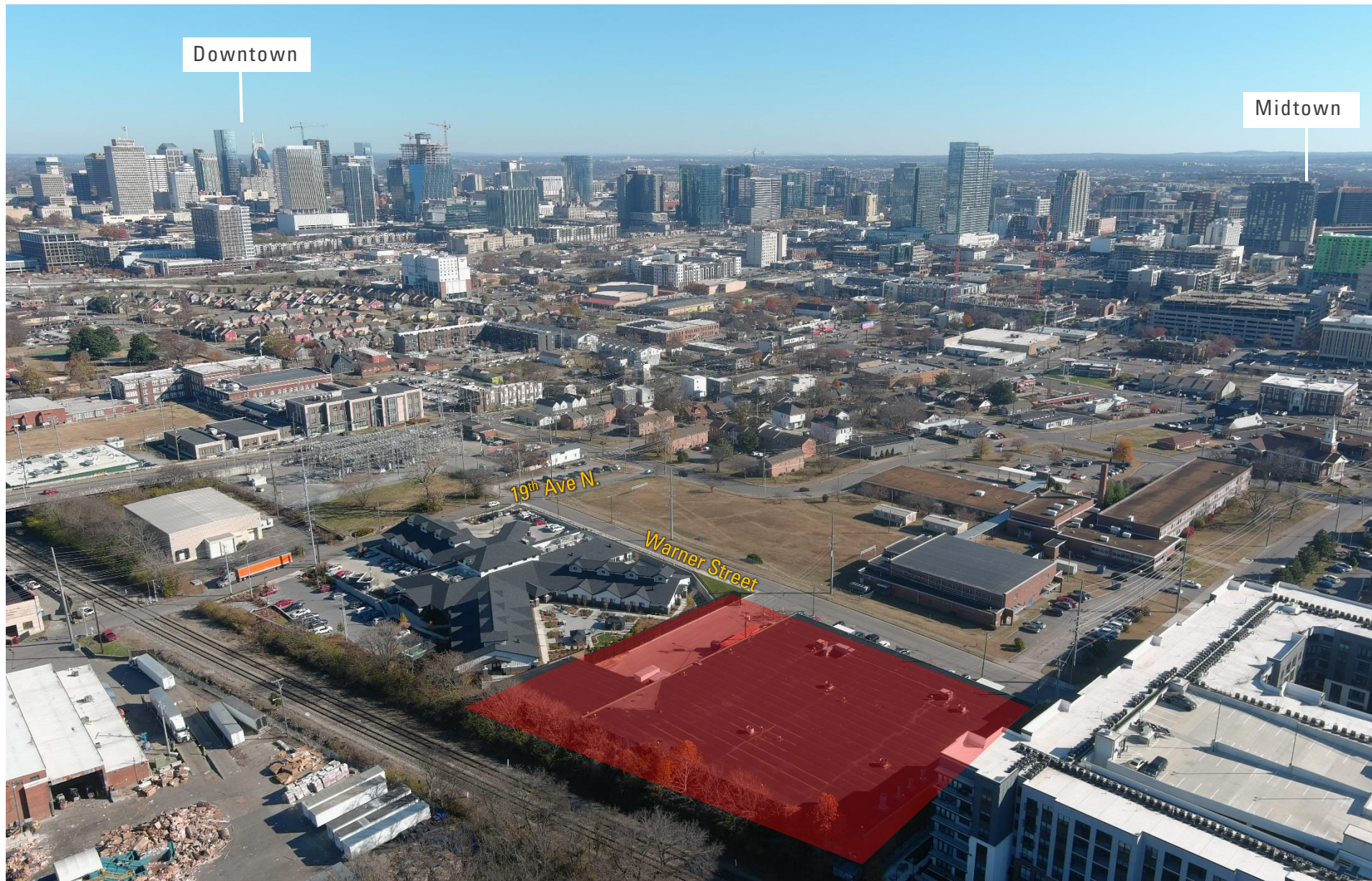


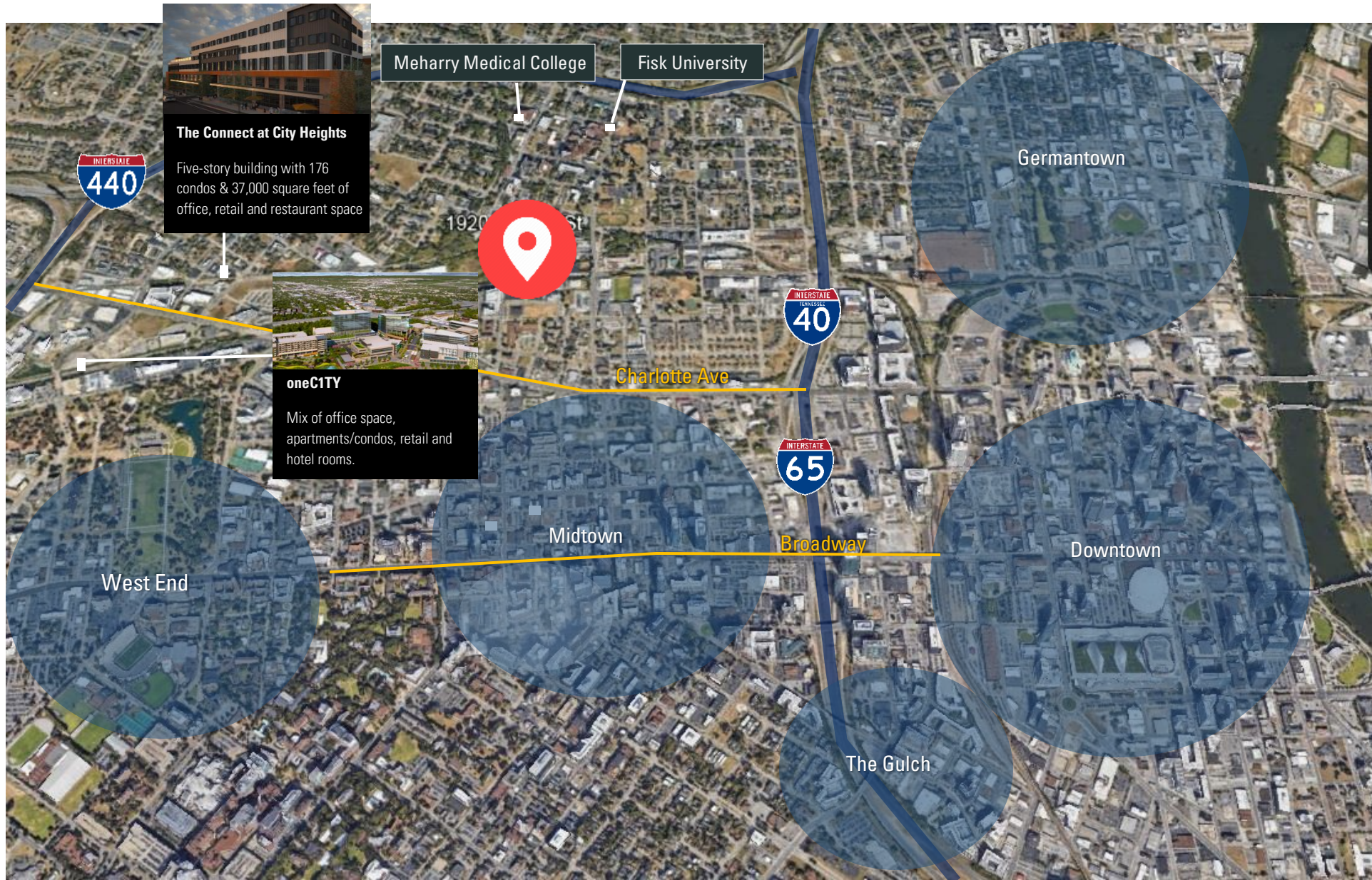
SITE PHOTOS

PURCHASE OPPORTUNITY | *DEAD STORAGE LEASE OPTION*
1920 WARNER STREET, NASHVILLE, TN

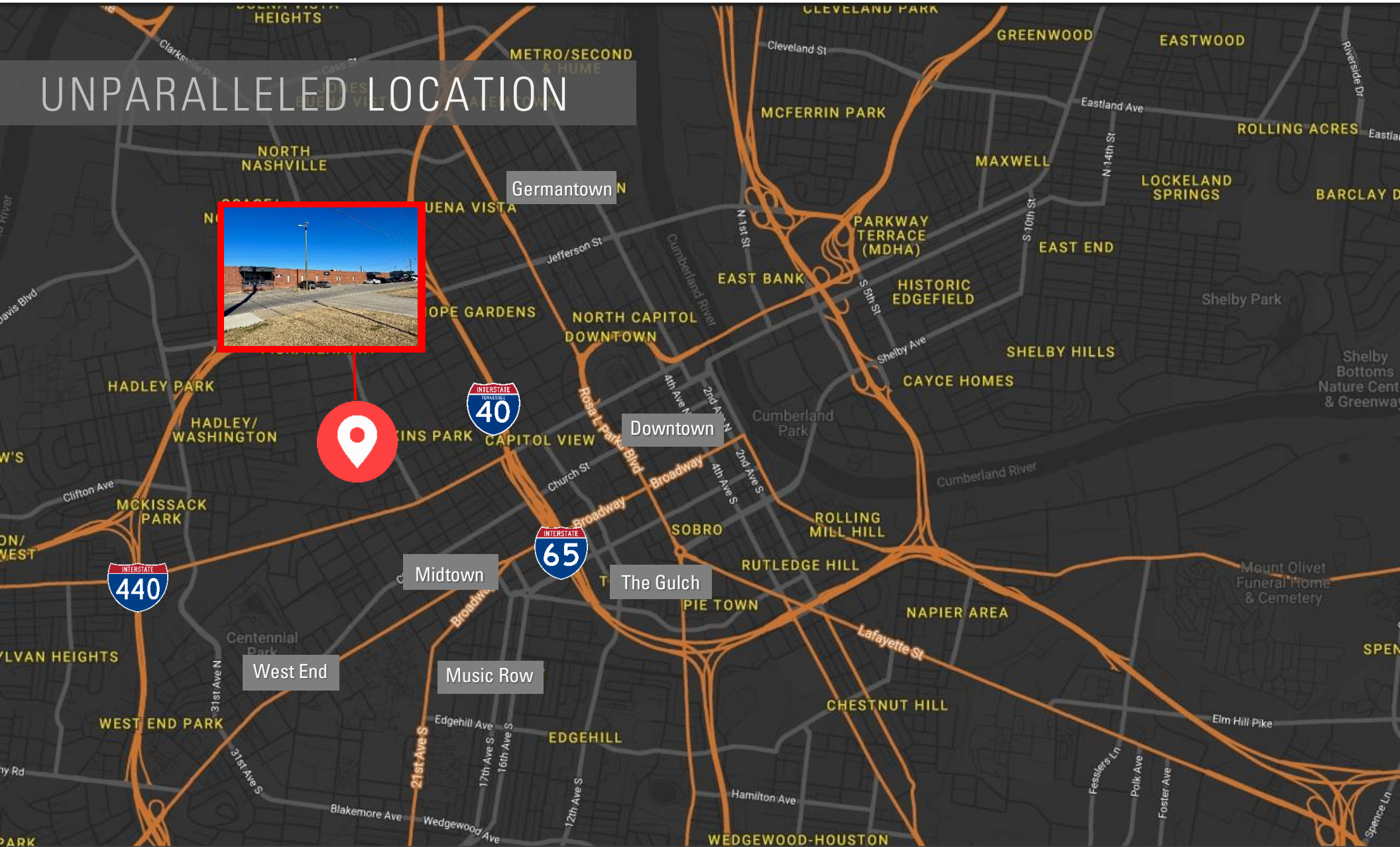


CHARLES
HAWKINS CO.





UNPARALLELED LOCATION



±0.8 Miles

Midtown

±0.8 Miles



±0.8 Miles

West End

±1.6 Miles



±2.2 Miles

Downtown

±1.7 Miles

Germantown

±2.2 Miles

The Gulch

±1.9 Miles

EXCELLENT ACCESSIBILITY 

MARKET RANKINGS

#1 Overall Market to Watch 2022 & 2023
(ULI PwC)

#1 Hottest Job Market in the Country
(Wall Street Journal, 2023)

#4 Metro for Economic Strength 2022
(Policom)

#4 Hot Spot for Corporate HQ Relocation
(DeWittmove.com, 2021)

CITY SNAPSHOT

According to the Nashville Chamber of Commerce, Nashville is currently home to more than 2 million people and more than 53,000 businesses.



Home to 3 Major League Teams with a new state-of-the-art MLS stadium under construction



One of the most frequently-visited tourist destinations in all of North America.



No State Income Tax



Photo credit: Tennessee

1920

Warner Street, Nashville, TN

CHARLES
HAWKINS CO.

CONTACT US

EXCLUSIVELY LISTED BY

Tee Patterson, SIOR
First Vice President

O: (615) 345-7229
tpatterson@charleshawkinsco.com

Clancy Hoban, CCIM
First Vice President

O: (615) 345-7219
choban@charleshawkinsco.com

Charles Hawkins Co.

760 Melrose Avenue, Nashville, TN 37211
O: (615) 256-3189
www.charleshawkinsco.com

