

# FOR SALE

±2,400 SF on 0.17 Acres

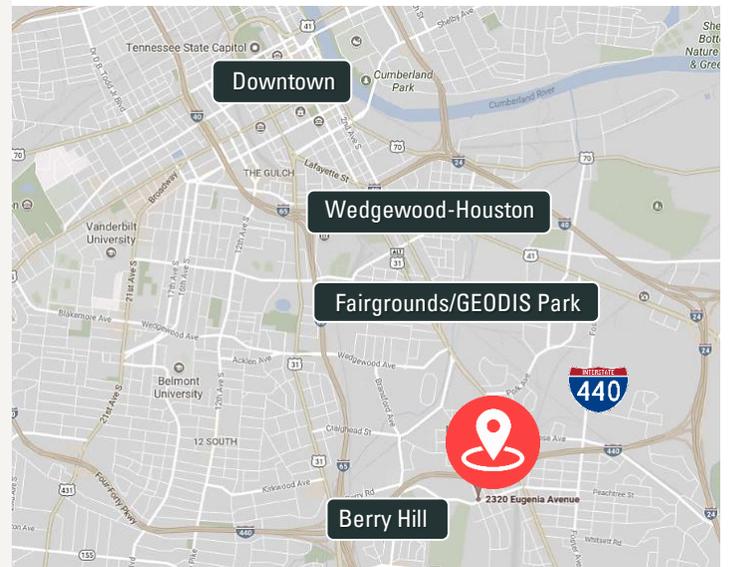
Opportunity to Purchase an Industrial Warehouse along the Nolensville Pike Corridor with Proximity to I-440

2416 Eugenia Avenue, Nashville, TN 37211



## HIGHLIGHTS

- ±2,400 SF
- ±0.17-Acre Site
- Sale Price: \$1,395,000
- Zoned IWD
- (1) 12' x 12' Drive-in Door
- LED Lighting
- Excellent access to I-440 (*less than 1 mile*)
- Prime location In the Nolensville Pike corridor, adjacent to Berry Hill, 100 Oaks, the Fairgrounds, and Wedgewood-Houston



**Tee Patterson, SIOR**  
First Vice President  
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**Jake Morris**  
Senior Vice President  
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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189  
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Industrial Building

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Davidson County

CHARLES  
HAWKINS CO.



## BACK LOT



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PHOTOS



AERIAL



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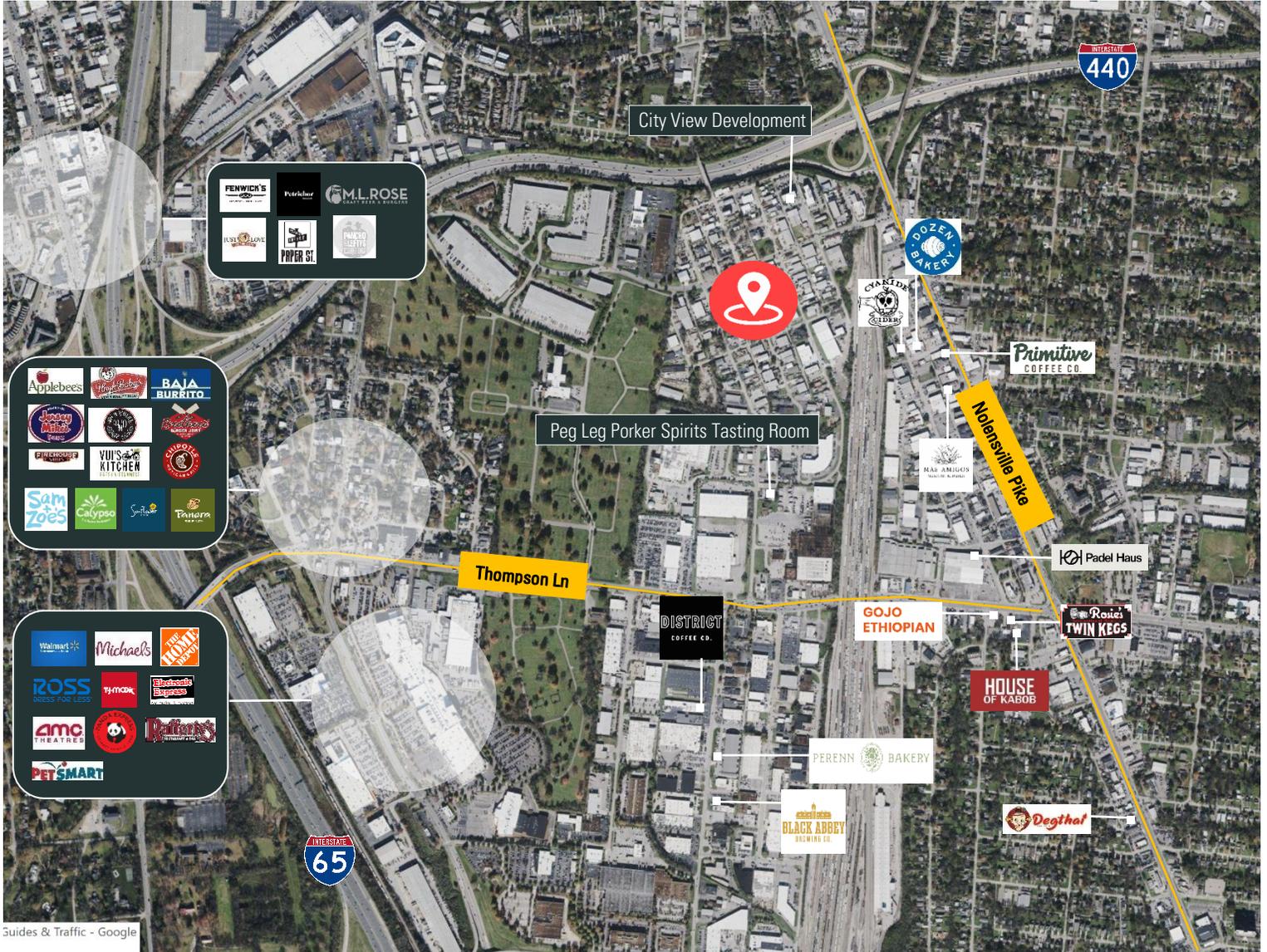
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PROXIMITY AERIAL



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