

SALE OR LEASE

Stand-Alone Commercial Building for Sale
or Lease in the Heart of Berry Hill

2815 Dogwood Pl, Nashville, TN 37204



HIGHLIGHTS

- Stand-Alone Commercial Building in Berry Hill
- ±1,670 Square Feet on a 0.18-Acre Lot
 - Two commercial structures on the property. The front building is the old 1940's house that has been renovated for commercial use and is approximately 1,320 square feet. It has a very efficient office layout and is move-in ready. The back loft building is approximately 350 square feet and was built in 2018.
- Sale Price: \$1,600,000
 - This is an ideal opportunity for an owner/user looking for flexible use and opportunities to use both buildings or use one and rent for income.
- Lease Rate: \$3,750/month NNN
- Prime central location near 100 Oaks, Melrose, 12 South and Wedgewood-Houston
- In close proximity to the Fairgrounds and GEODIS Park soccer stadium
- ±3.6 Miles from Downtown Nashville
- Convenient access to I-440 / I-65



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Nashville, TN 37204
Davidson County

CHARLES
HAWKINS CO.



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First Vice President
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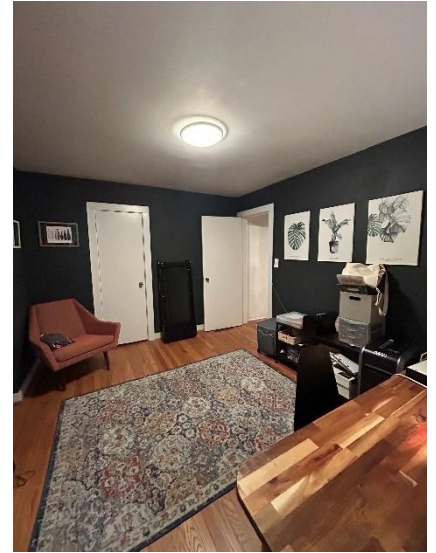
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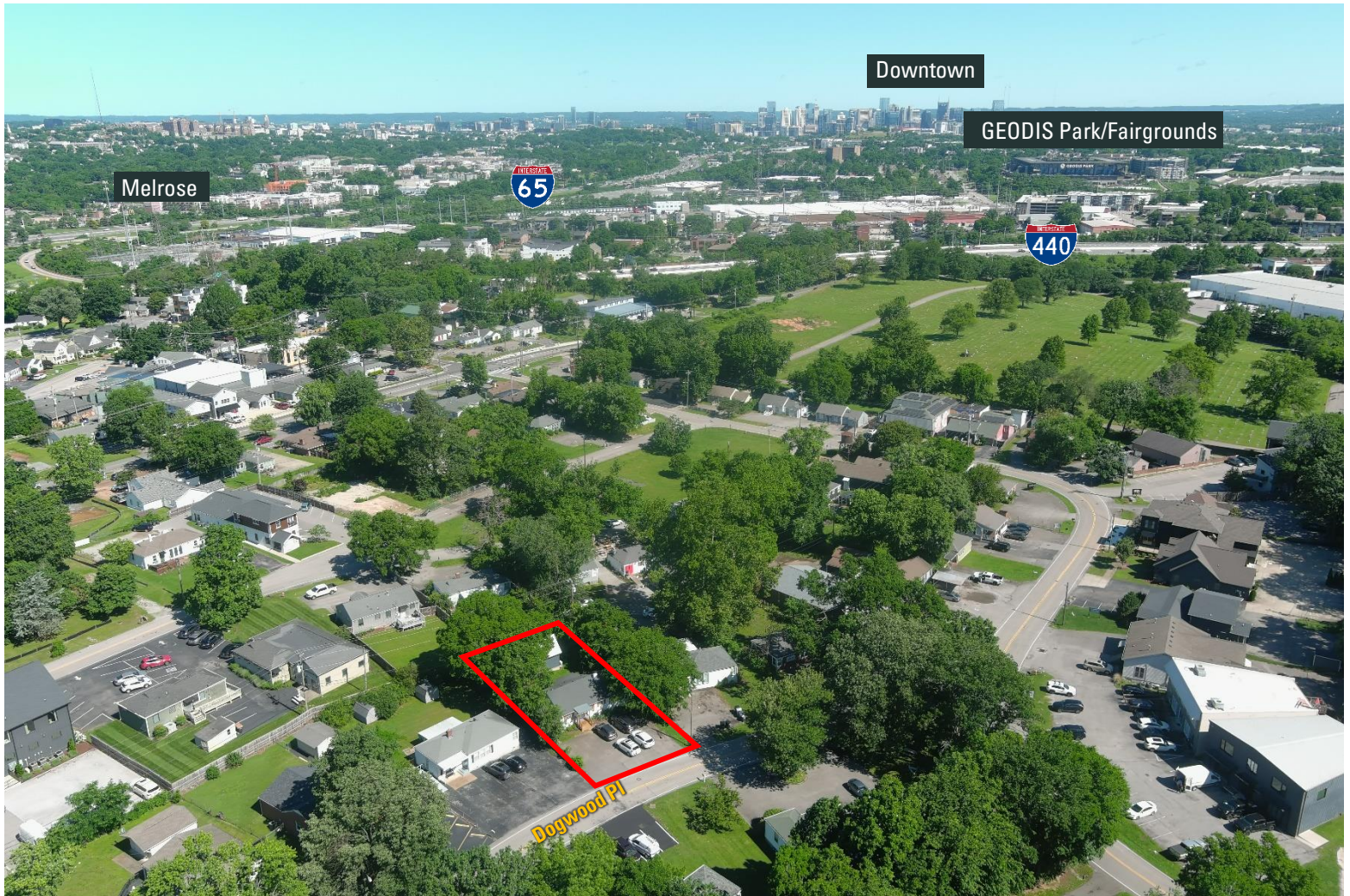
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AERIAL



Berry Hill eyed for \$250M film, music studio project

The multi-building mixed-use project will house Universal Music Group operations and include recording studios, scoring stages and an audio research and development building, among other offerings.

The concept plan document notes the project could include 93,500 square feet of studios, 115,000 square feet of education/office space, 3,200 square feet of retail space, 20,500 square feet for two restaurant spaces and four residential dwelling units, dubbed producer cottages.

- Nashville Post

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