

FOR LEASE



WEDGEWOOD HOUSTON • DOWNTOWN NASHVILLE

924 VINE STREET

Nashville, Tennessee 37203

A premier 11,792 SF steel-frame warehouse on a 0.60-acre site in the heart of Nashville's fastest-growing urban corridor — flexible zoning, immediate occupancy, and unmatched highway access.

LEASE RATE

\$19.50 NNN

BUILDING

11,792 SF

SITE

0.60 Acres

OCCUPANCY

Immediate

01 EXECUTIVE SUMMARY

924 Vine Street presents a premier commercial opportunity in the heart of Nashville's thriving urban core.

This 11,792 SF steel-frame warehouse offers exceptional versatility with 12–20 foot clear heights, modern infrastructure, and strategic positioning adjacent to the coveted Wedgewood Houston district and Fort Negley's multi-million-dollar renovation.

With immediate highway access, on-site parking, and flexible MUL-A zoning, the property provides an ideal platform for growing businesses seeking visibility, accessibility, and value in one of America's fastest-growing metropolitan areas. Its column spacing and clear heights suit uses ranging from indoor sports and recreation to warehousing, distribution, and creative flex space.

PROPERTY HIGHLIGHTS

- ◆ Prime Wedgewood Houston location with strong visibility
- ◆ 11,792 SF steel-frame warehouse · 12–20 ft clear heights
- ◆ 0.60-acre site · 15 on-site parking spaces
- ◆ 1 dock-high door + 1 drive-in door
- ◆ 640 SF finished office space · LED lighting throughout
- ◆ Direct access to I-40, I-65 & I-24
- ◆ Flexible MUL-A zoning · immediate occupancy available

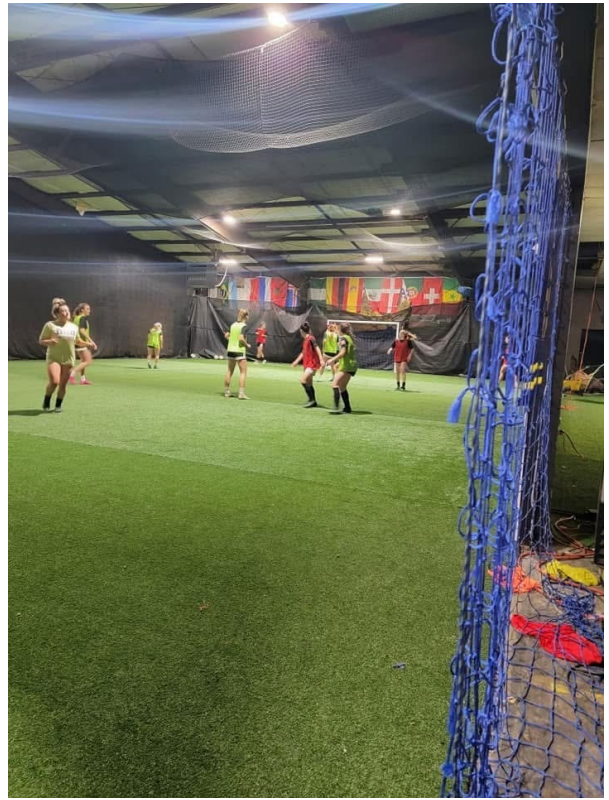
02 INTERIOR & VERSATILITY



Open floor plan with exposed steel structure and high ceilings



Clear-span floor supports active recreation & sport uses



High ceilings and column spacing ideal for flexible layouts

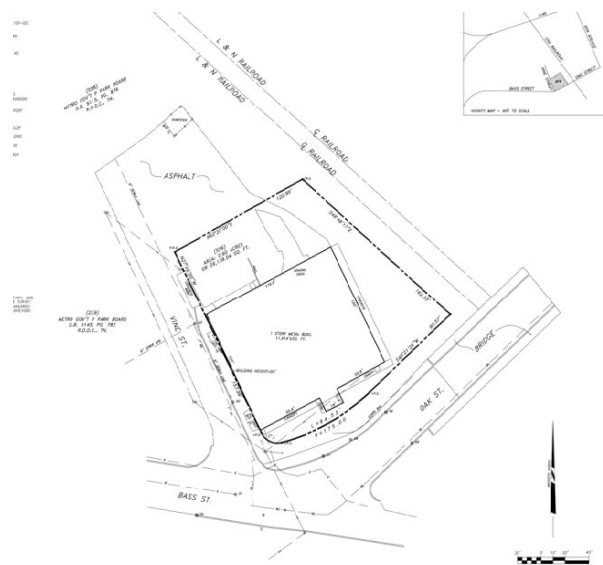
The building's clear heights and column spacing make it well suited to a wide range of uses — from indoor sports and recreation facilities to warehousing, distribution, and creative flex or showroom space, complemented by 640 SF of finished office.

03 **PROPERTY SPECIFICATIONS**

BUILDING SIZE	11,792 SF
SITE SIZE	0.60 acres (26,128 SF)
YEAR BUILT	1988
CONSTRUCTION	Steel frame with metal exterior
CLEAR HEIGHT	12 to 20 feet
OFFICE SPACE	640 SF finished office area
LOADING	1 dock-high door + 1 drive-in door
PARKING	15 spaces
LIGHTING	LED throughout
ZONING	Mixed-Use Limited Alternative (MUL-A)
HIGHWAY ACCESS	I-40, I-65, I-24
OCCUPANCY	Immediate

LEASE TERMS

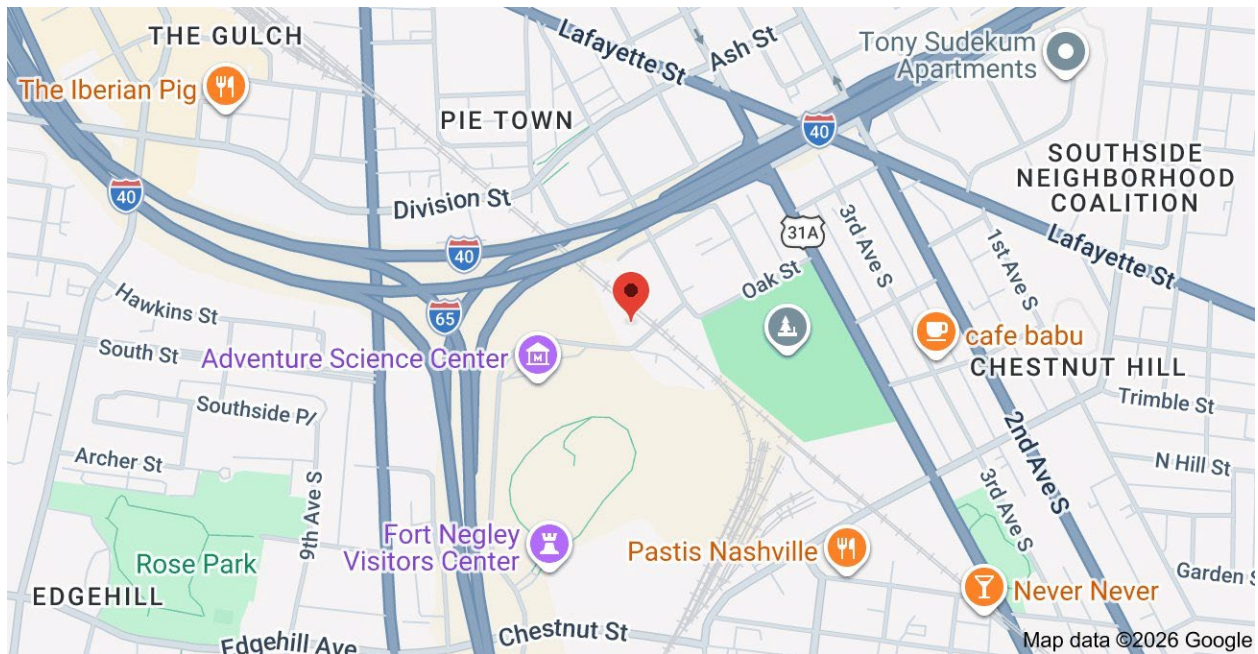
- ◆ Lease Rate — \$19.50 per SF, NNN
- ◆ Lease Type — Net Lease (NNN) or Modified Gross available
- ◆ Term — Flexible terms to suit your business needs
- ◆ Availability — Immediate occupancy



THE LOCATION

04 LOCATION & ACCESS

924 Vine Street is strategically positioned at the intersection of Nashville's most dynamic growth corridors. The property directly touches the coveted Wedgewood Houston district and borders Fort Negley Park, currently undergoing a multi-million-dollar renovation — offering immediate access to downtown Nashville while benefiting from the explosive growth in surrounding neighborhoods.



Neighborhood context — minutes from downtown and major interstates



Bordering Fort Negley Park's renovation



Street presence at Vine & Bass Street

KEY LOCATION ADVANTAGES

- ◆ Touches the coveted Wedgewood Houston district
- ◆ Adjacent to Fort Negley's multi-million-dollar renovation
- ◆ Minutes from the downtown Nashville CBD
- ◆ Direct access to I-40, I-65, and I-24
- ◆ Walking distance to restaurants, shops, and cultural venues
- ◆ Excellent public transportation access

05 WHY NASHVILLE

Nashville consistently ranks among America's fastest-growing metropolitan areas, attracting businesses, talent, and investment from across the nation on the strength of a pro-growth, business-friendly environment.

- ◆ No State Income Tax — significant advantages for businesses and employees.
- ◆ Robust, Diverse Economy — healthcare, music, technology, and manufacturing.
- ◆ Exceptional Talent Pool — major universities and skilled professionals nationwide.
- ◆ Quality of Life — affordable cost of living, world-class culture, southern hospitality.
- ◆ Business-Friendly — pro-growth policies and supportive economic development.

SCHEDULE A PRIVATE TOUR

Don't miss this exceptional opportunity in the heart of Nashville.

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This brochure is for informational purposes only and does not constitute an offer or contract. All information is subject to change without notice. Prospective tenants should independently verify all information, including but not limited to square footage, zoning, dimensions, and access.