

7009 Westbelt Dr

Nashville, TN 37209

Offering Memorandum

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MATTHEWS™

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Property Overview

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\$4,950,000

List Price

±21,400 SF

Building Size

±1.01 AC

Land Area

The Opportunity

7009 Westbelt Drive offers a rare opportunity to acquire a well-maintained, ±21,400 SF industrial facility located in one of Nashville's most sought-after and supply-constrained submarkets. The property is strategically positioned with direct access to major transportation corridors, providing exceptional connectivity for distribution, service, and light manufacturing users. The building features a highly functional design with ±2,750 SF of office space and ±18,650 SF of warehouse area, clear heights ranging from ±17'6" to ±24', and two oversized drive-in doors that accommodate a wide range of operational needs.

Situated on a ±1.01 acre parcel within a well-established industrial park, the site offers ample parking and generous maneuvering space—an increasingly valuable attribute in today's market. The surrounding area benefits from strong industrial fundamentals, including limited inventory, robust tenant demand, and sustained rental growth. Offered for sale at \$4,950,000, the property presents an outstanding opportunity for an owner-user seeking long-term control in a premier location or an investor looking to capitalize on Nashville's continued industrial expansion.



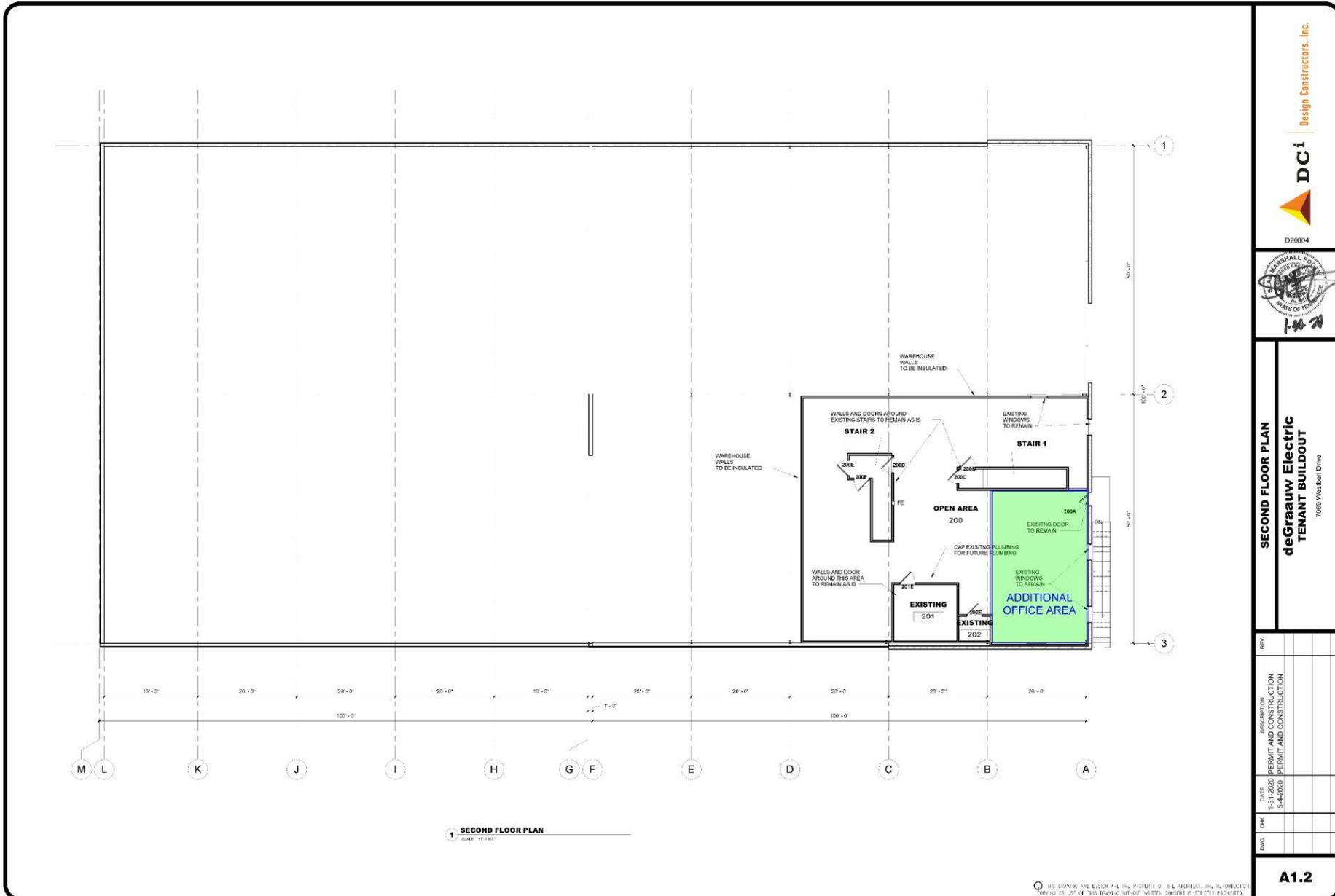
Property Summary

Property Highlights

Total Building Size	±21,400 SF
Warehouse SF	±18,650 SF
Office SF	±2,750 SF
Clear Heights	±17'6" to ±24'
Loading & Access	Two 15' x 15' Drive-In Doors
Site Size	±1.01 AC
Strategic Location	Direct connectivity to I-40, I-24, and the greater Middle Tennessee transportation network.
Zoning	IR



Site Plan - Floor 2





JOHN C TUNE AIRPORT-JWN
±1.4 MILES AWAY



Downtown Nashville
±8.1 Miles Away



Subject Property



± 137,400 VPD

± 4.4 MILES AWAY



Station 40 Apartments
±246 Units

± 3 MILES AWAY



± 94,690 VPD



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7009 Westbelt Dr, Nashville, TN, 37209** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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