



For Sale

2612 Winford Avenue, Nashville, Tennessee

Well-located in a prominent light-industrial commercial district.

PROPERTY HIGHLIGHTS

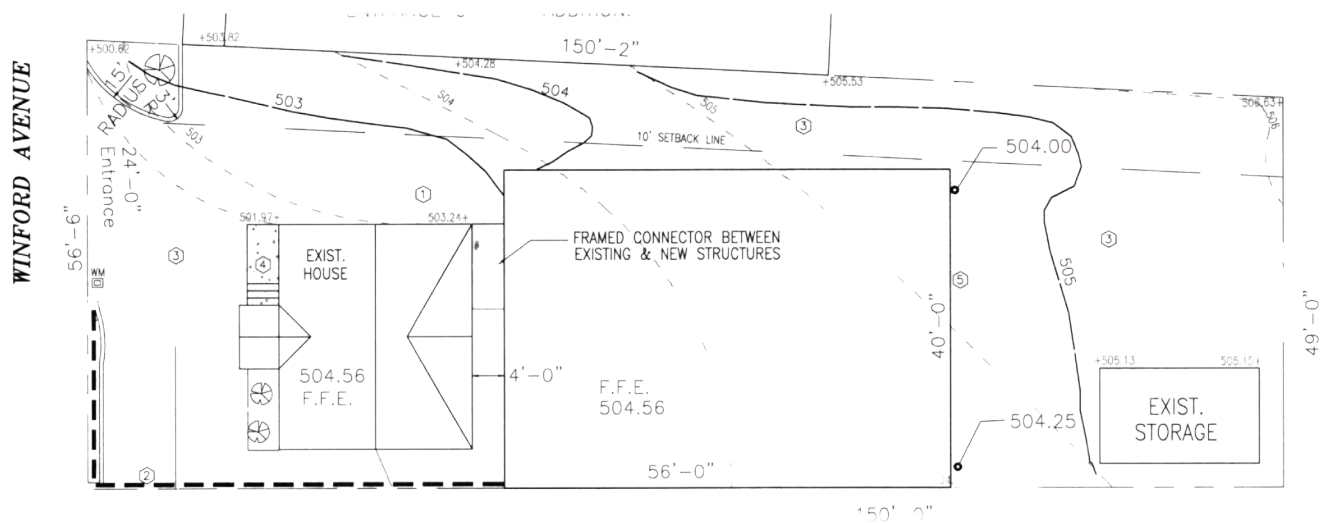
- + ±2,928 SF industrial/flex property on ± 0.19 acres
- + ±2,256 SF warehouse and ±672 office
- + Zoning IWD
- + Reception, office space, and warehouse
- + Currently configured as a recording studio and small performance venue
- + Less than 1-mile to I-440 with connectivity to I-24, I-40, and I-65
- + Convenient access to Berry Hill, downtown Nashville, and BNA

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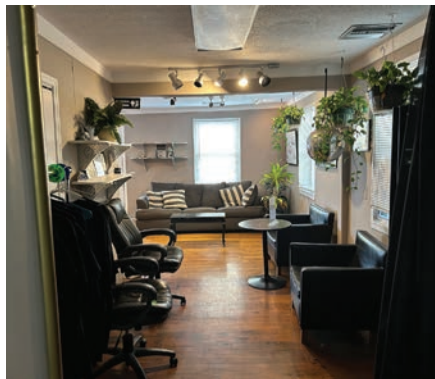
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Site Plan



Property Photos



LOCATION & ACCESS

- + 1 mile to Berry Hill retail and restaurants including Home Depot and Walmart
- + 1 mile to One Hundred Oaks home to Vanderbilt Health, Michaels, Ulta, PetSmart, Panera, and more
- + 2 miles to Geodis Park / Fairgrounds
- + 2.5 miles to Houston-Wedgewood
- + 4 miles to Downtown Nashville
- + 5 miles to Nashville International Airport (BNA)