

**Business is Open & Operating**  
Viewing is by appointment only. Contact brokers to schedule.

# FOR LEASE

*ALL OR PART*

Rare Infill Industrial Warehouse

— *Downtown Urban Core* —



**CHARLES  
HAWKINS CO.**  
*Commercial Real Estate Services*

**1920** Warner Street  
Nashville, TN

## EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to present 1920 Warner Ave, a 54,845 SF warehouse on 1.77 acres. The property is strategically positioned in Nashville's downtown urban core. The property provides easy access to Interstate 40 and 65, allowing quick access to the rest of the city's surrounding areas. This rare infill industrial warehouse offers tenants seeking a versatile infill parcel the opportunity to lease in one of the nation's fastest-growing and strongest economic metropolitan areas.

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*ALL OR PART*

1920 WARNER STREET, NASHVILLE, TN

## PROPERTY

### OVERVIEW

|          |  |
|----------|--|
| ADDRESS  | 1920 Warner Ave, Nashville, TN   |
| SIZE     | ±54,845 SF Total<br>Option to Lease <i>(All or Part)</i>   |
| ACREAGE  | ±1.77 Acres  |
| ZONING   | IR (Industrial Restrictive)  |
| LOCATION | Strategically positioned in Nashville's downtown urban core in the Charlotte Ave Corridor  |
| FEATURES | <ul style="list-style-type: none"><li>⇒ ±9,000 SF of Office<ul style="list-style-type: none"><li>○ 20 Private offices</li><li>○ 6 Warehouse offices</li></ul></li><li>⇒ ±45,845 SF of Warehouse</li><li>⇒ Sprinklered</li><li>⇒ 18' Clear height</li><li>⇒ 3-Phase 800-amp electric service</li><li>⇒ (6) Dock doors</li><li>⇒ (1) 12'x14' Drive-in door</li></ul> |



LEASE RATE **\$12/ SF NNN**

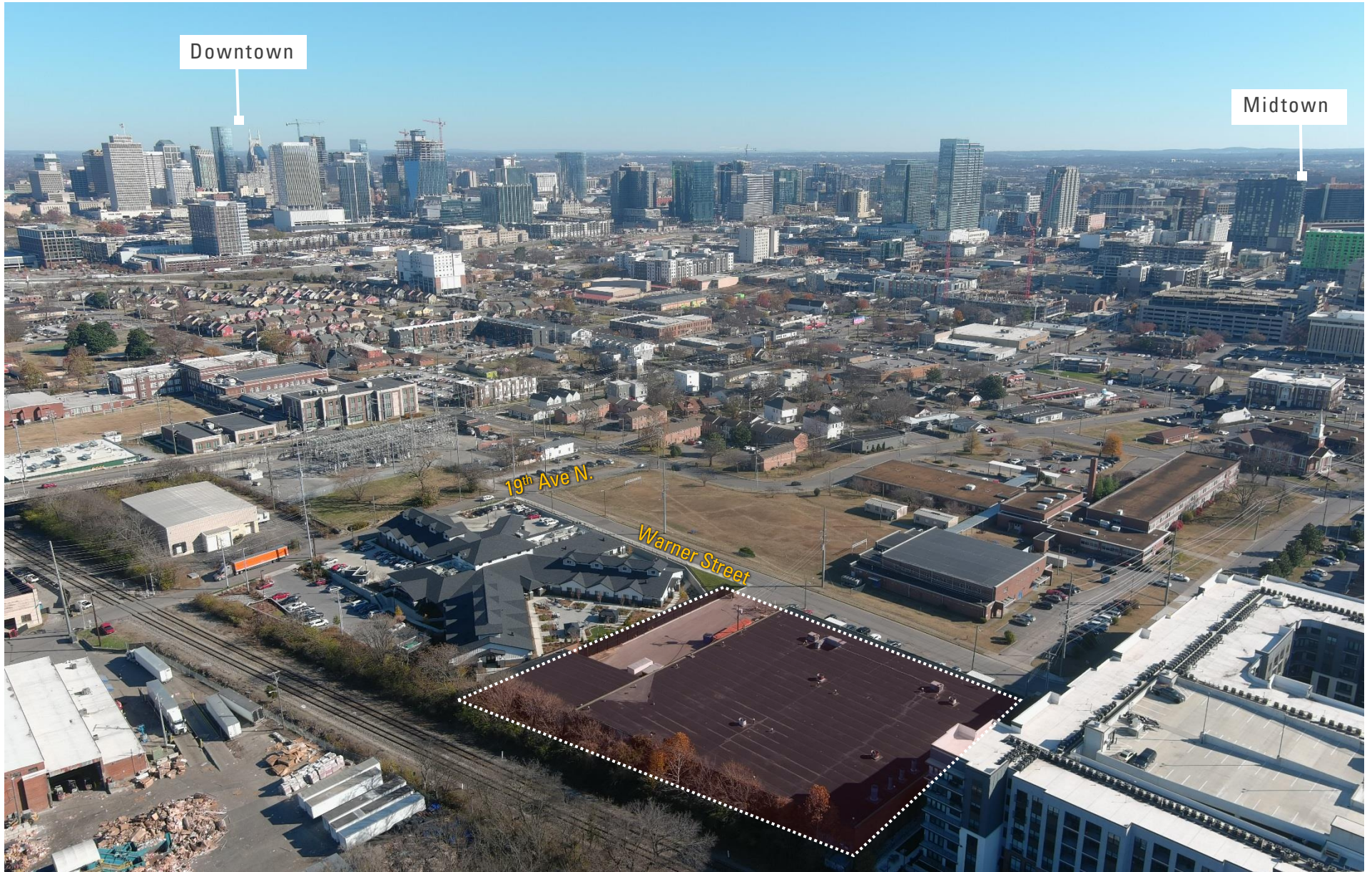
CHARLES  
HAWKINS CO.

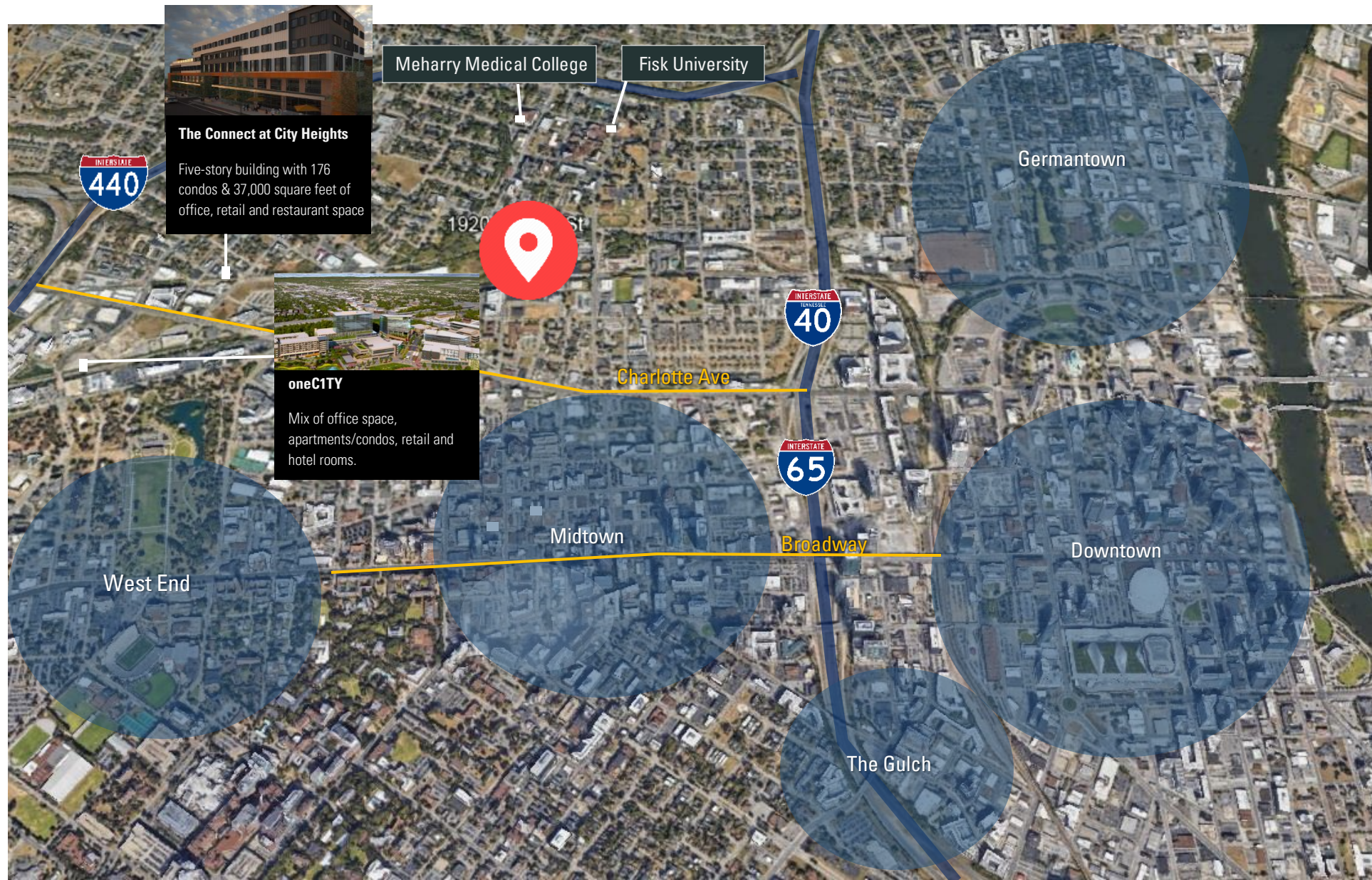
# SITE PHOTOS

**FOR LEASE (ALL OR PART)**  
1920 WARNER STREET, NASHVILLE, TN

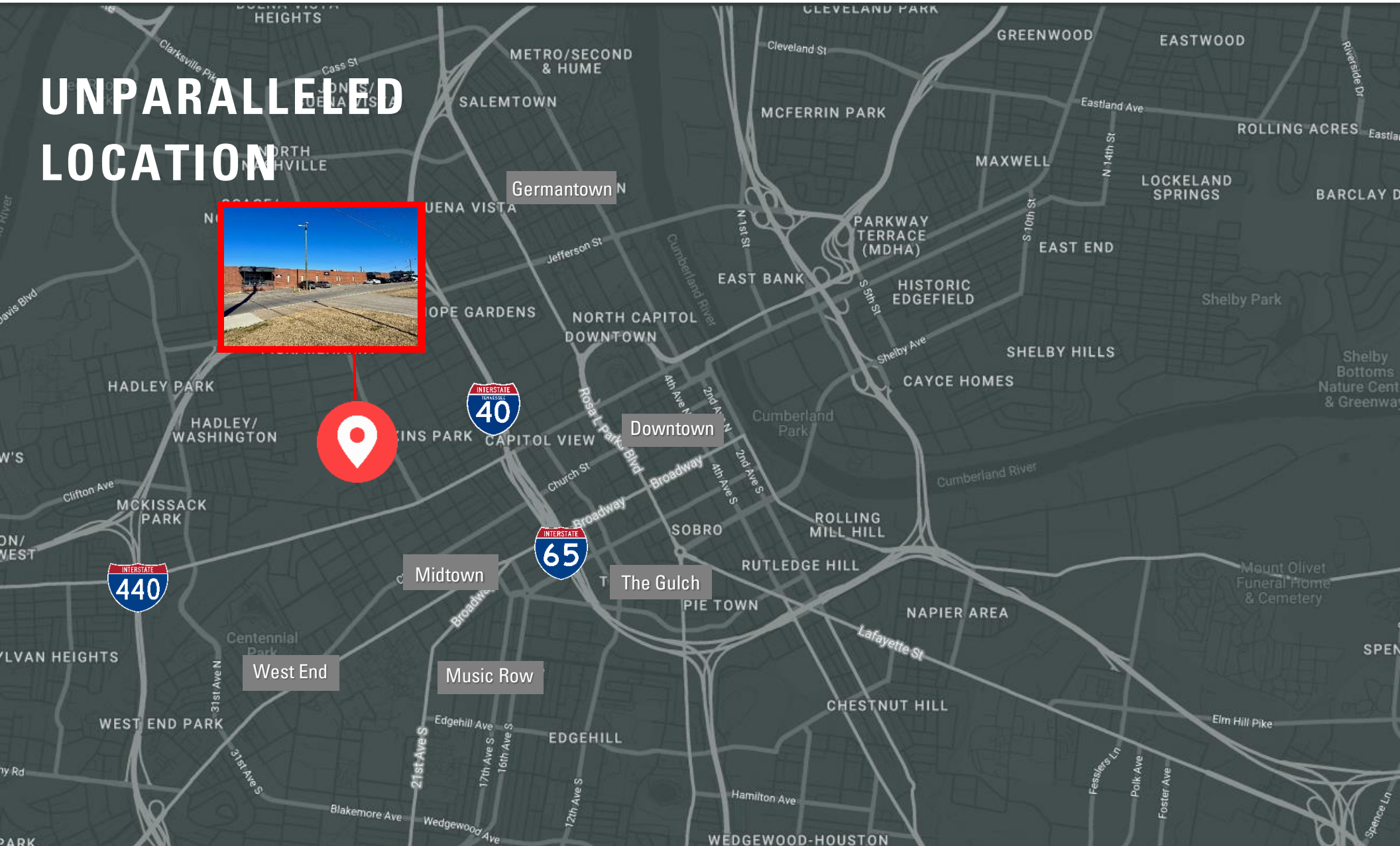


**CHARLES  
HAWKINS CO.**





# UNPARALLELED LOCATION



## EXCELLENT ACCESSIBILITY



±0.8 Miles

Midtown

±0.8 Miles



±0.8 Miles

West End

±1.6 Miles



±2.2 Miles

Downtown

±1.7 Miles

Germantown

±2.2 Miles

The Gulch

±1.9 Miles

# MARKET RANKINGS

**#1** Real Estate Market to Watch  
*(ULI PwC, 2024)*

**#3** Economic Strength  
*(POLICOM, 2024)*

**#7** Hottest Job Market in the Country  
*(Wall Street Journal, 2024)*

**#6** Best Performing City  
*(Milken Institute, 2024)*

# CITY SNAPSHOT

According to the Nashville Chamber of Commerce, Nashville is currently home to more than 2 million people and more than 53,000 businesses.



**Home to 3 Major League Teams** with a new state-of-the-art MLS stadium and the new 60,000-seat Nissan Stadium under construction



One of the most frequently-visited tourist destinations in all of North America.



No State Income Tax



*Photo credit: Tennessee*

# 1920

Warner Street, Nashville, TN

## CONTACT US

EXCLUSIVELY LISTED BY

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