



Industrial Warehouse for Sale



12729 Old Hickory Boulevard

Nashville, TN



32,500 sf Total



Additional Land for Parking & Outside Storage



Dock & Drive-in Doors



Convenient Location

Buist Richardson, SIOR
Principal
D 615 727 7417
buist.richardson@avisonyoung.com

Sue Earnest, CCIM
Principal
D 615 727 7421
sue.earnest@avisonyoung.com

Sarah James
Associate
D 615 727 7436
sarah.james@avisonyoung.com

Clayton Williams
Benchmark Realty, LLC, Realtor
D 615 371 1544
clayton@franklinhomesearch.com

Property Specifications

Address 12729 Old Hickory Blvd
Antioch, TN

Total Size 32,500 sf total
4.39 acre
2,500 sf office space

Docks Three

Drive-ins One (12x12)

Ceiling Height 18.6' - 24'

Lighting LED

Column Spacing 25' x 33'

Electric Three phase

Sale Price \$4,550,000

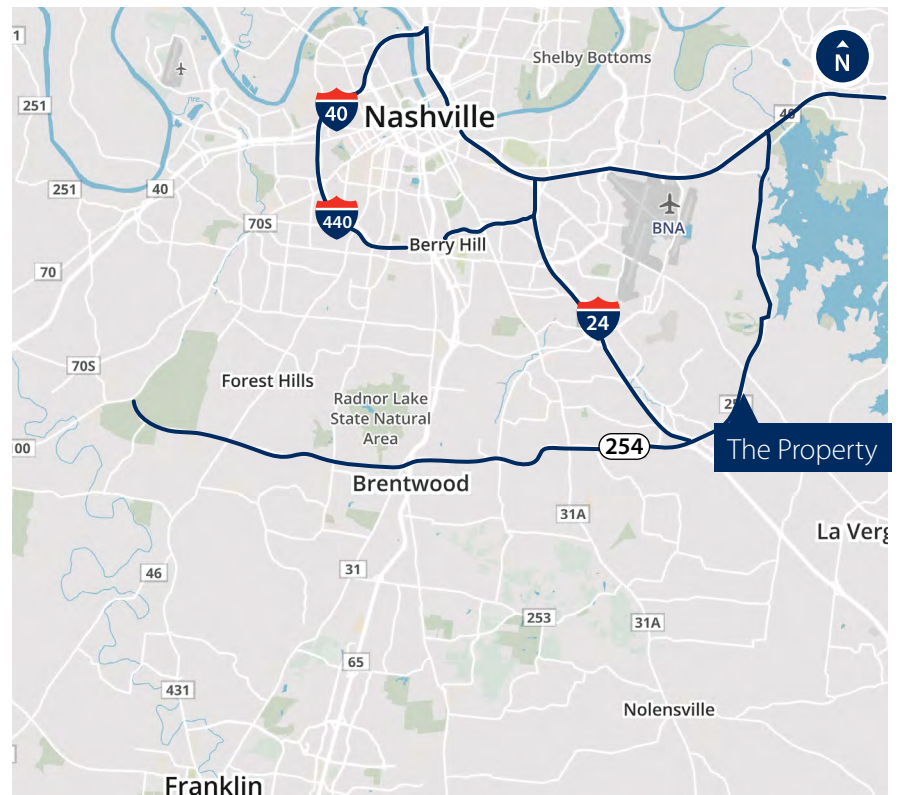


Opportunity

Avison Young is pleased to offer to qualified parties the opportunity to purchase the industrial property at 12729 Old Hickory Boulevard in Antioch/Nashville. The property consists of 4.39 acres and a 32,500 sf office/warehouse building. This site is in the southeast quadrant of Nashville, approximately one mile from I-24 and half a mile from Murfreesboro Road. The property is zoned IWD (Industrial, Warehousing and Distribution). This zoning permits a wide range of uses from commercial to industrial. The current land use in the area is mixed-use with industrial behind the property, residential across the street and commercial close by the site.

Investment Highlights

- Convenient location in Southeast Nashville
- Southeast Nashville has seen explosive population growth over the past decade
- Primary redevelopment corridor for Davidson County
- Located in dense mixed-use area featuring shopping, restaurants and office space
- Planned 650-acre Mill Ridge public park located in vicinity
- Quick I-24 access
- 2,400 office jobs delivered/announced by Bridgestone, LKQ, HCA, Asurion and Cavalry Logistics





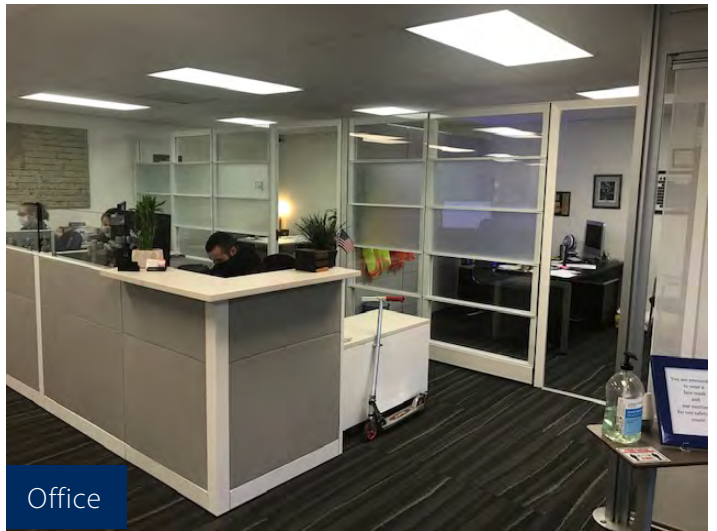
Outside Greenspace



Warehouse



Office



Office



Loading Docks

Nashville Market



After years at the top of the list of fastest growing U.S. cities for both population growth and employment, Nashville surpassed Memphis as the state's largest city. According to new census figures, Nashville ranks as the 24th largest city in the country, with over 660,000 residents in 2016. Nashville's momentum shows no signs of slowing down, with recent data published by The Wall Street Journal stating employment in the Nashville area, which includes Franklin and Murfreesboro, grew by 23% between 2010 and 2016. As Nashville continues to add more jobs, overall population estimates have reached 3.0 million residents by 2040.

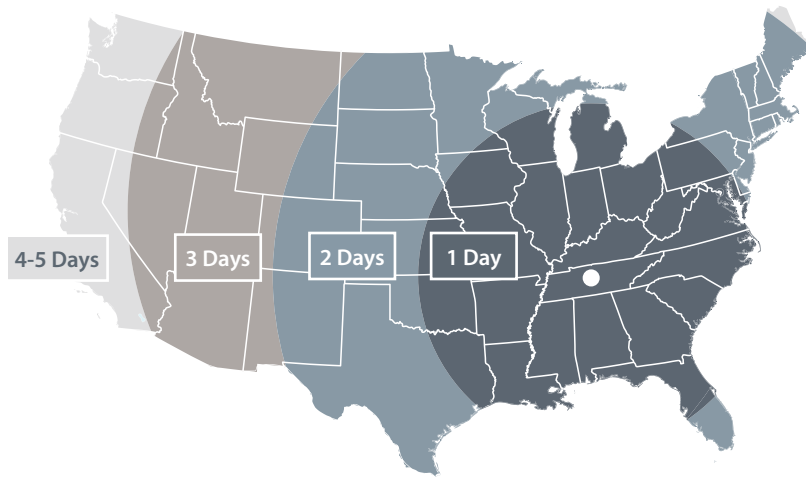
Nashville's vibrant and growing economy sets it apart from many other metropolitan areas. As the state capital of Tennessee, the city is home to a well-diversified economy centered around the high-growth healthcare, education, government, music and automotive industries. Nashville's pro-business environment has been a catalyst for corporate relocations and expansions, with over 100 companies adding approximately 11,000 jobs over the last year. Anchored by a remarkable higher education infrastructure, a skilled labor force, its renowned quality of life and low cost of living, Nashville is well positioned to sustain this trend long into the future.



Location Overview

Located in the southeast corner of Davidson County, 12729 Old Hickory Boulevard in southeast Nashville is one of the fastest growing communities in the Nashville MSA, experiencing a 50% population increase since 2000. Much of this boom is attributed to more attainable housing prices and relative central location to downtown Nashville. Centered around the I-24 corridor, the area has superior

access to Nashville's transportation network (I-40, I-24 and I-65) and is within close proximity to the Nashville International Airport. The community benefits from a competitive, highly trainable workforce with regard to educational levels and occupation types.



12 million people live within a 2.5 hour drive



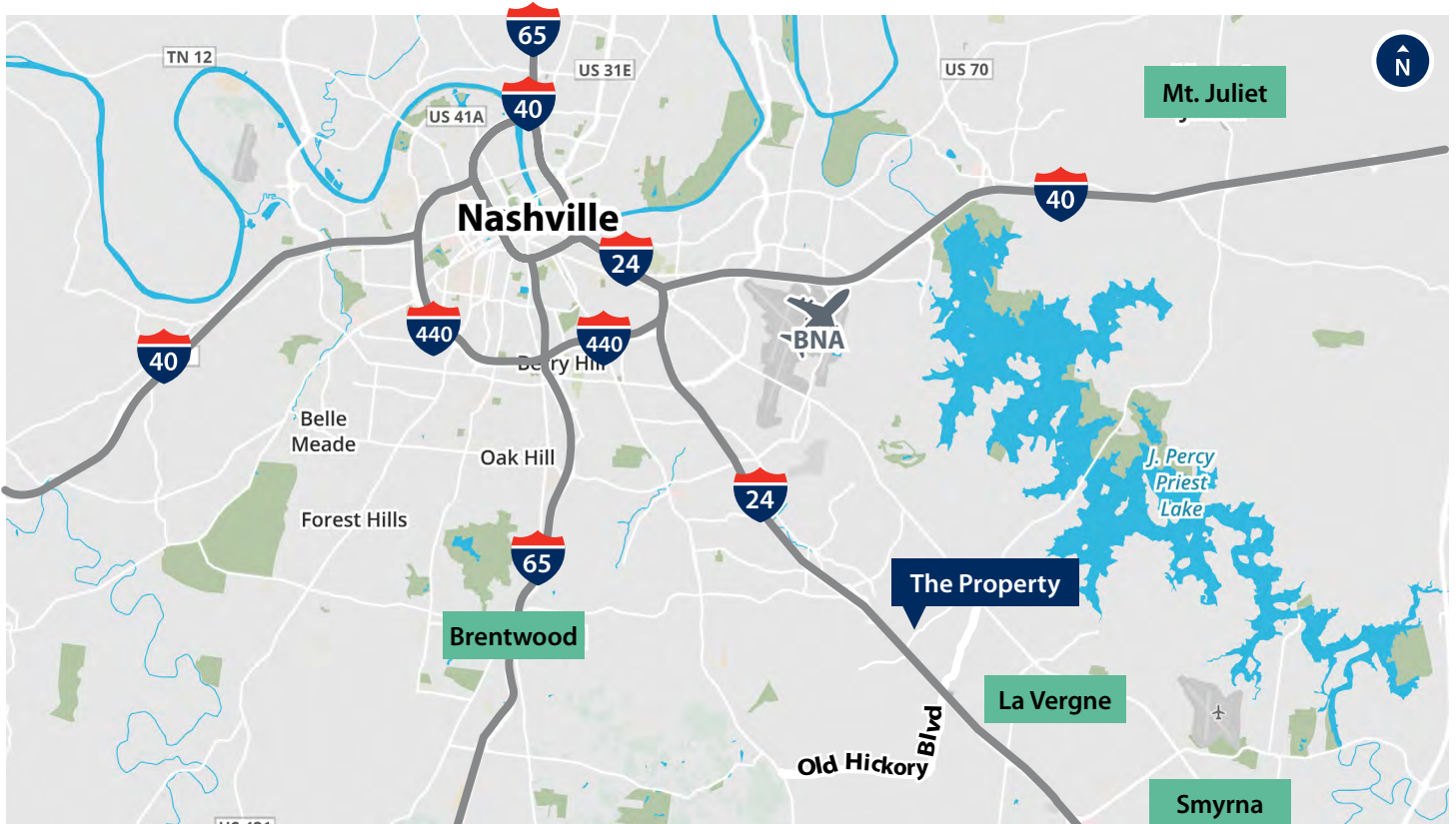
8 miles or 22 minutes to Nashville International Airport (BNA)



Close access to 3 major interstates: I-40, I-65 and I-24



73% of the U.S. population can be reached via ground delivery within two days



Recent Area Economic Capital Investments



LKQ Corporation

Fortune 500 company LKQ built a 100,000 sf building for 550 employees at Old Franklin Road and Crossing Blvd. The regional headquarter development delivered in 4Q 2018.



Bridgestone Americas

Bridgestone Americas leased 80,000 sf of office space in the former Sears store next to the Global Mall for 450 new employees.



Community Health Systems (CHS)

CHS paid \$4.22M to purchase 35 acres from Oldacre McDonald in 2015 to build shared services center to employ up to 2,000 employees in Century Farms. The six-story, 240,000 sf building delivered in summer 2017.



Asurion

Asurion leased 122,000 sf of back office space creating 800 jobs in 2014.



HCA Data Center

Approximately \$200M investment creating 155 jobs in 2013.



Nashville Predators Practice Facility

A two-story \$14M development covering 86,000 sf including two ice hockey rinks (one for the Predators to practice and the other open to the community), team rooms, meeting rooms and an observation mezzanine which opened in 2014.



Mixed-Use Community Center

Attached to the new hockey center is a 40,000 sf state-of-the-art community center, a 30,000 sf library and a four-acre park that opened in fall 2014.



Nashville State Community College

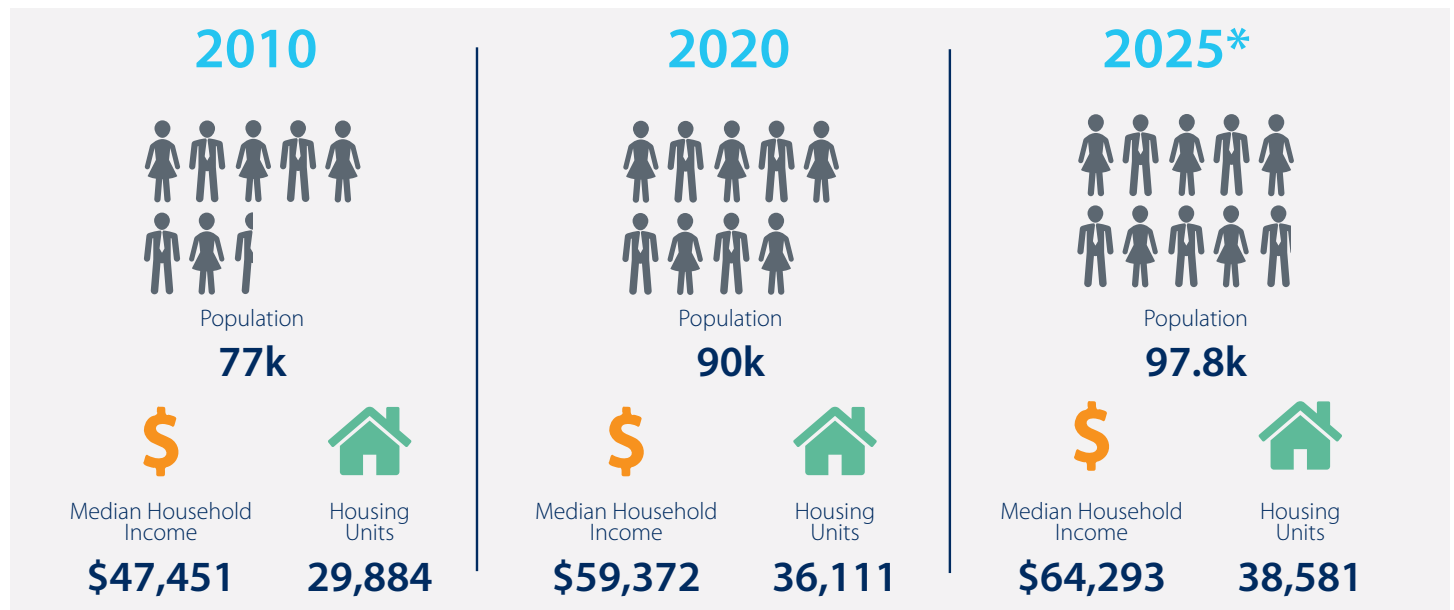
NSCC's new satellite campus opened in 2012 in a 200,000 sf facility serving over 1,500 students.



Tanger Factory Outlets

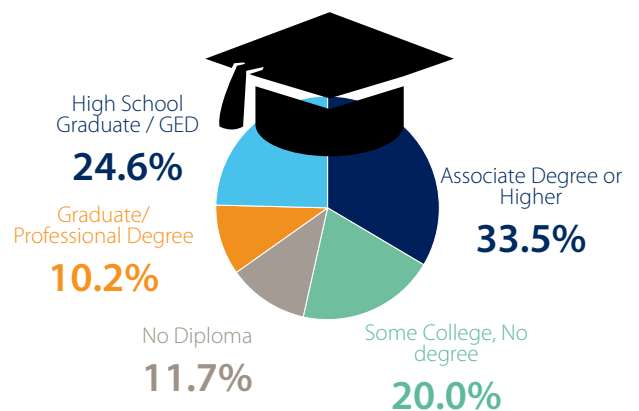
Tanger Factory Outlets has selected the Century Farms project in Cane Ridge as a premium 280,000 sf outlet mall location.

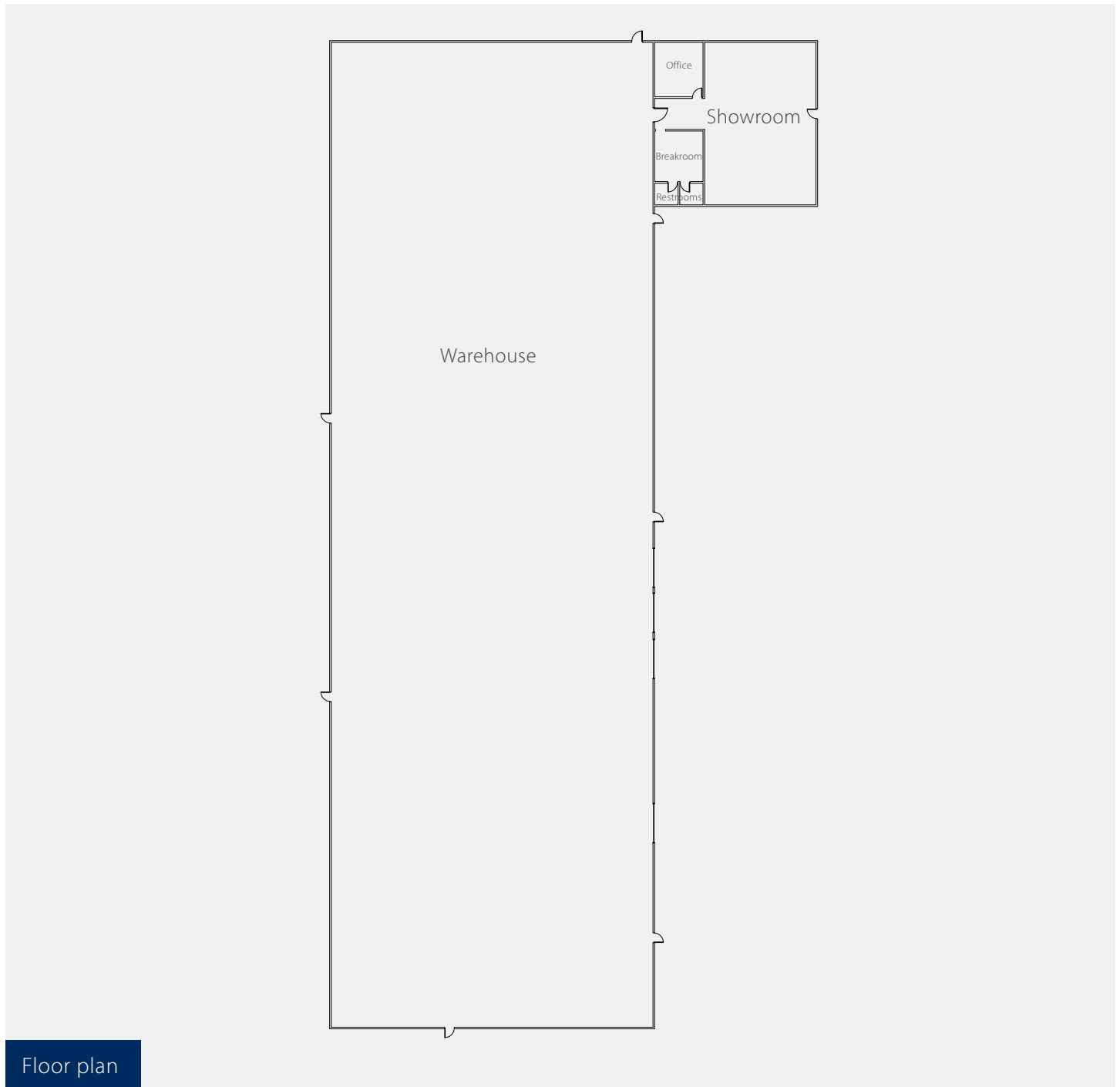
Area Demographics



= 10k *Projected

Employment





Floor plan



Avison Young
700 12th Avenue South
Suite 302
Nashville, TN 37203
615 727 7400
www.avisonyoung.com

Buist Richardson, SIOR
Principal
D 615 727 7417
buist.richardson@avisonyoung.com

Sarah James
Associate
D 615 727 7436
sarah.james@avisonyoung.com

Sue Earnest, CCIM
Principal
D 615 727 7421
sue.earnest@avisonyoung.com

Clayton Williams
Benchmark Realty, LLC, Realtor
D 615 371 1544
clayton@franklinhomesearch.com

