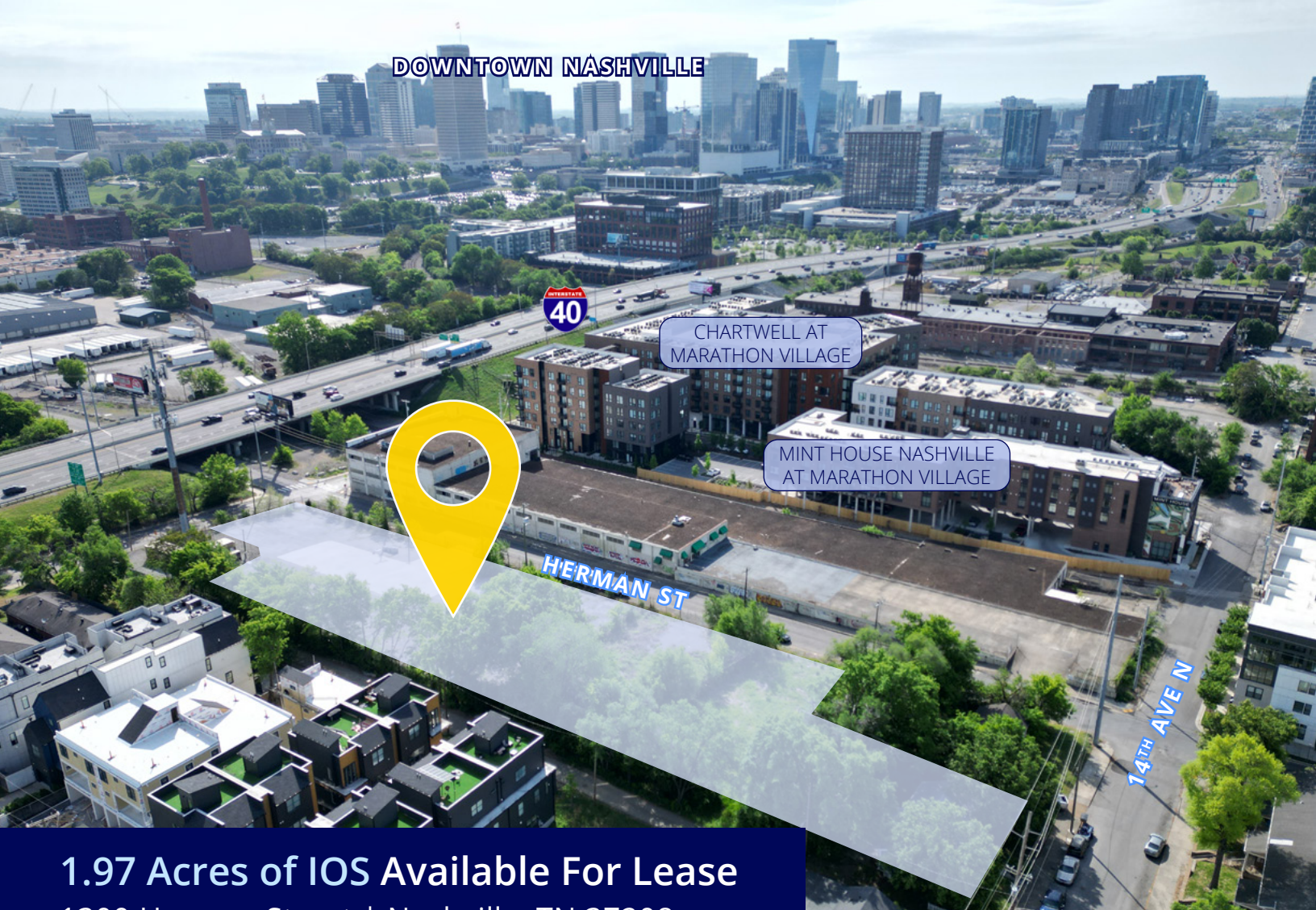


## DOWNTOWN NASHVILLE



40

CHARTWELL AT  
MARATHON VILLAGE

MINT HOUSE NASHVILLE  
AT MARATHON VILLAGE

HERMAN ST

14<sup>TH</sup> AVE N

**1.97 Acres of IOS Available For Lease**  
1300 Herman Street | Nashville, TN 37208

## Site Highlights

- + ±1.13 acres of paved, fully fenced IOS, featuring a small guard house - ideal for secure outdoor storage or equipment staging
- + ±0.3 acres of graveled, fenced yard, providing additional flexible storage area
- + ±1,000 SF residential structure situated on ±0.54 acres, suitable for office, caretaker use, or ancillary support
- + Strategically located near Nashville's downtown corridor, offering quick access to the CBD and surrounding industrial submarkets
- + Excellent connectivity to major transportation routes, supporting efficient inbound/outbound logistics

**CONTACT AGENT FOR LEASE RATE**

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### **Bill Buckley**

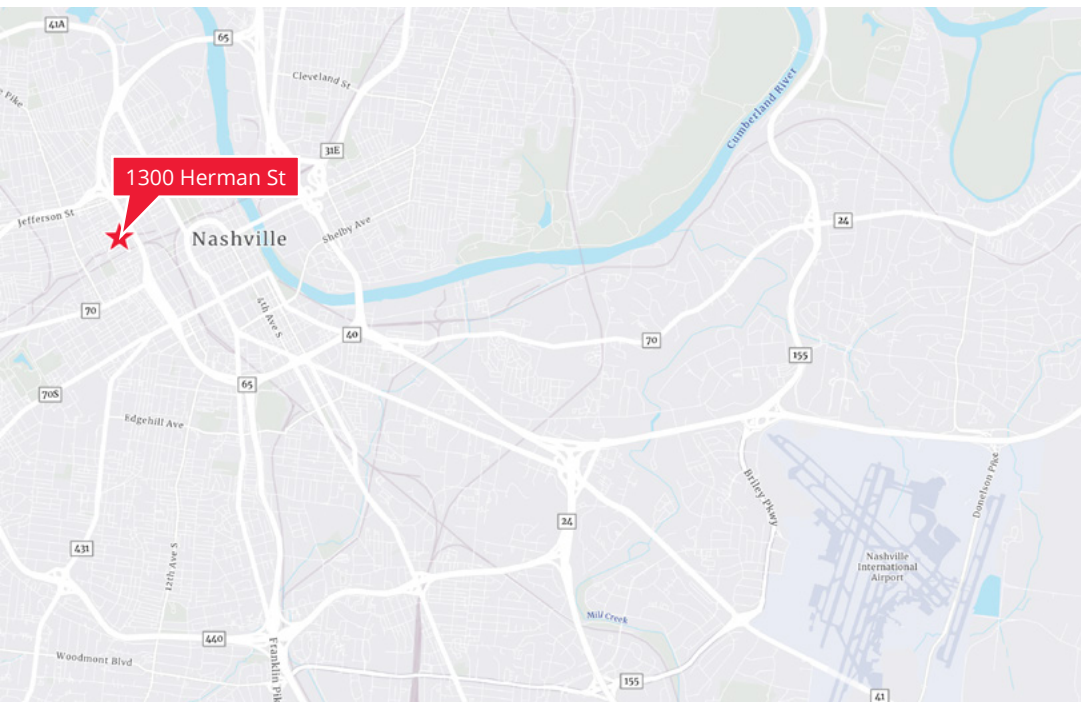
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