

CHARLES
HAWKINS CO.

AVAILABLE

OFFERING MEMORANDUM

7119 Centennial Boulevard

West Nashville · Nashville, Tennessee 37209

±103,873 SF

±3.53 ACRES

IR INDUSTRIAL

EXCLUSIVELY PRESENTED BY

Charles Hawkins Co.

O 615.256.3189

charleshawkinsco.com

PROPERTY SPECIFICATIONS

CHARLES
HAWKINS CO.

SIZE	±103,873 SF
ACREAGE	±3.53 Acres
LOCATION	Directly adjacent to the John C. Tune Airport in West Nashville ±3.5 Miles to access I-40 ±9.4 miles to Downtown Nashville ±0.8 miles to Briley Pkwy

BUILDING SPECIFICATIONS

Zoning	IR - flexible for distribution, manufacturing & service use
Office/Showroom	±14,039 SF
HVAC	2023 (showroom/offices & warehouse build-out)
Parking	68+ spots
Doors	10 Dock Doors 3 Drive-in Doors
Ceiling Height	Varying (Approx. 35 ft to the top of parapet)
Sprinklered	Yes, wet system
Build	2023 Tornado Rebuild

A rebuilt infill industrial asset in West Nashville.

Charles Hawkins Co. is pleased to present 7119 Centennial Boulevard, a ±103,873 square-foot infill industrial facility on ±3.53 acres in West Nashville's established Charlotte Park / Cockrill Bend corridor. Rebuilt and re-fit in 2023, the IR-zoned asset pairs modern warehouse, office and showroom space with an irreplaceable location — directly adjacent to John C. Tune Airport and minutes from Briley Parkway and Interstate 40. The building is well-suited to distributors, manufacturers, contractors and service-related users seeking a turnkey West Nashville footprint.

- **Scarce infill site in a supply-constrained West Nashville corridor**
- **Backed by a 262M+ SF Nashville industrial market at 4.4% vacancy**

PRICING: CONTACT BROKERS



www.charleshawkinsco.com

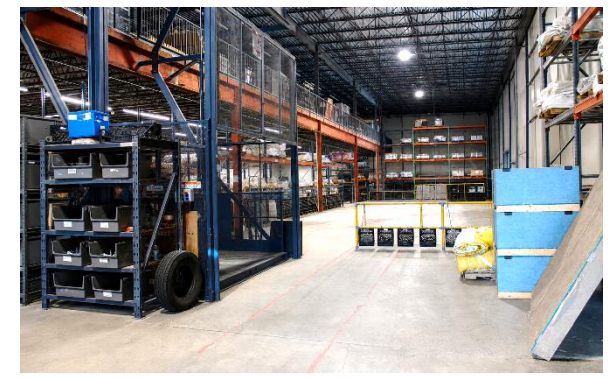
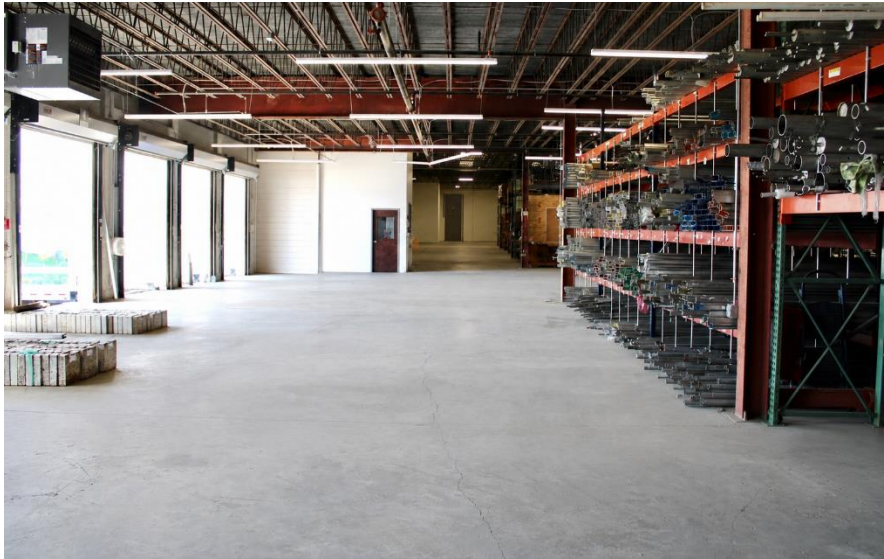
EXTERIOR PHOTOS

Frontage and Presence on Centennial Blvd.



INTERIOR PHOTOS

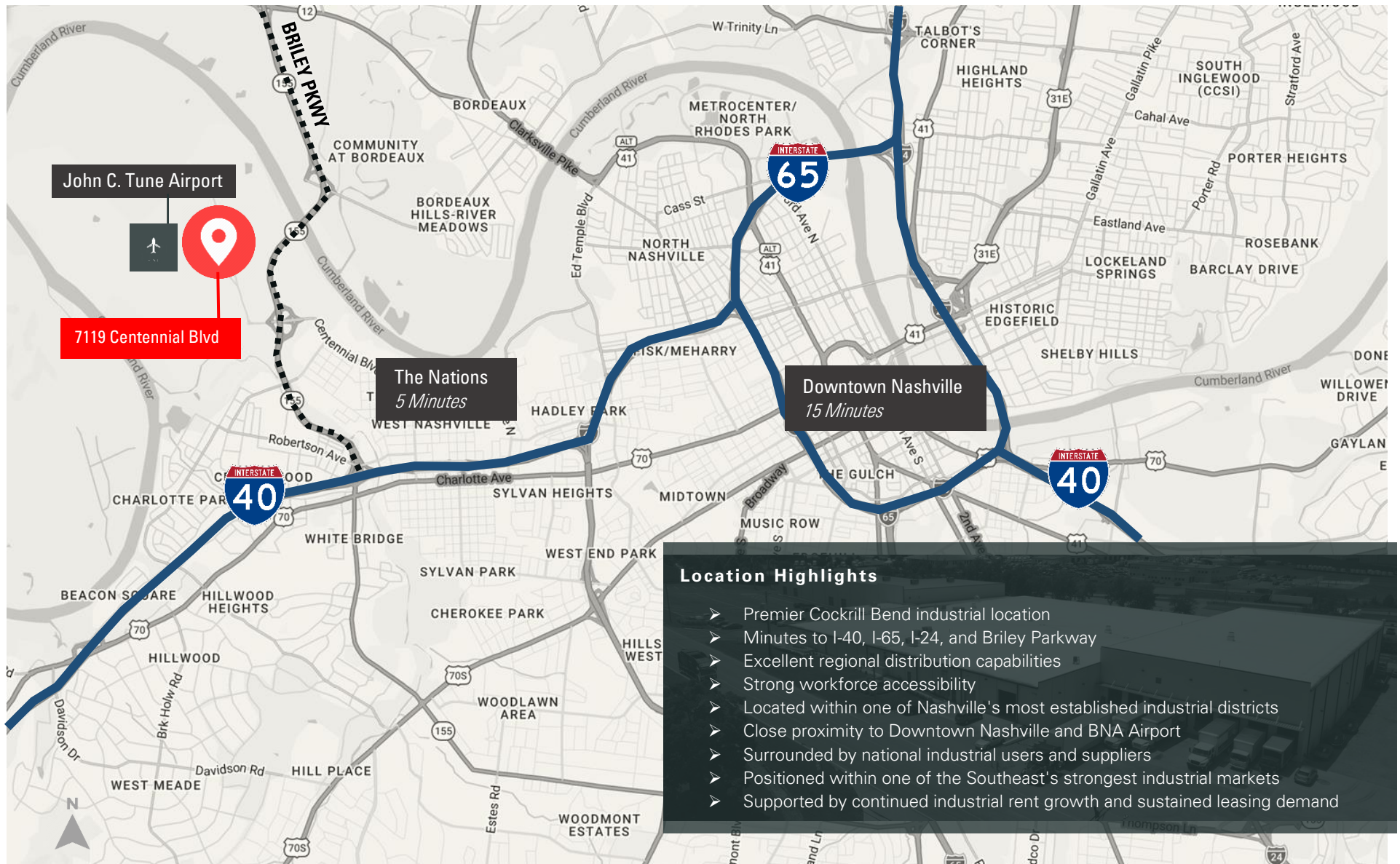
Warehouse, office and showroom in one asset.



DRONE PHOTOS



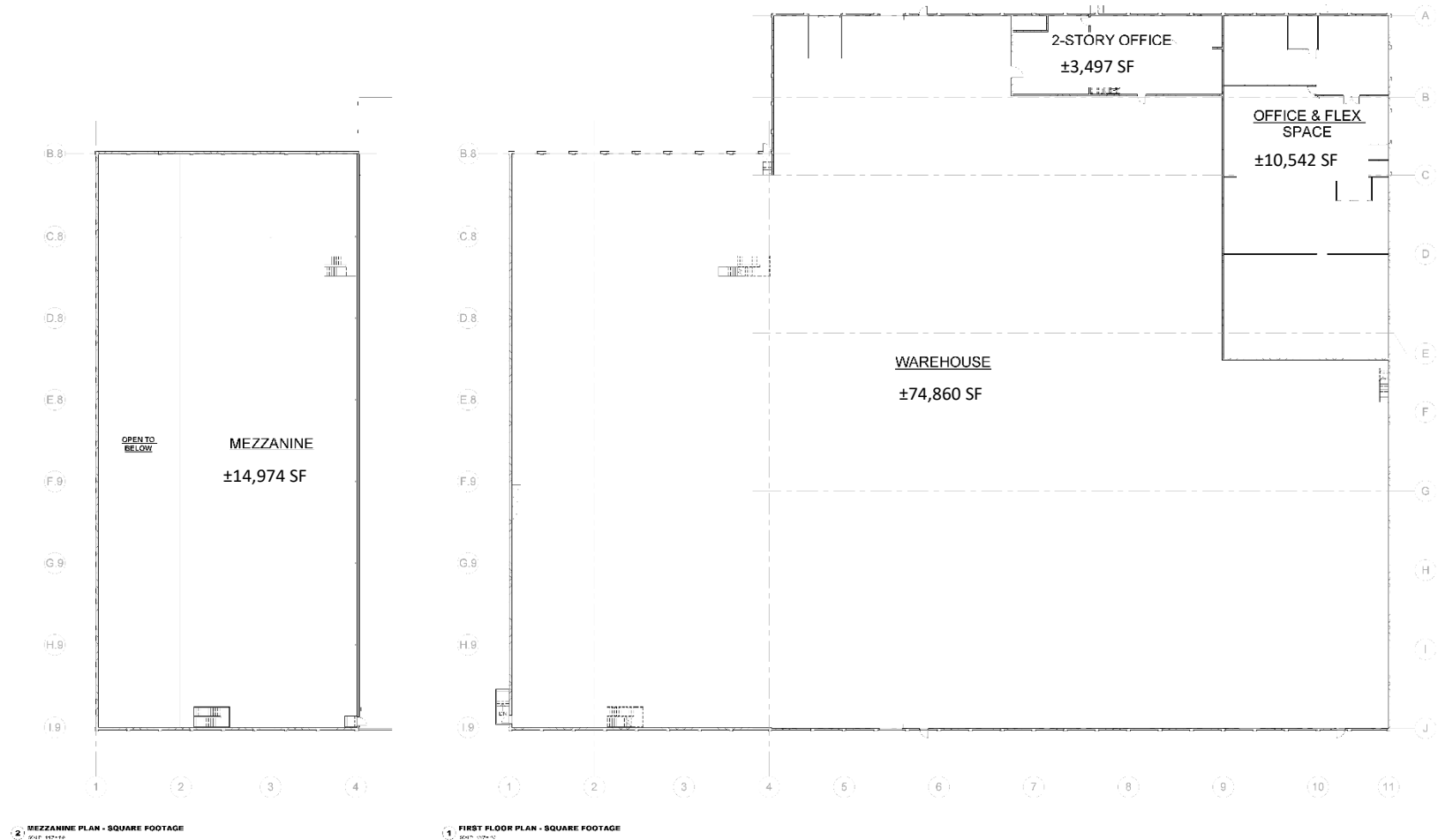
LOCATION MAP



FLOOR PLAN

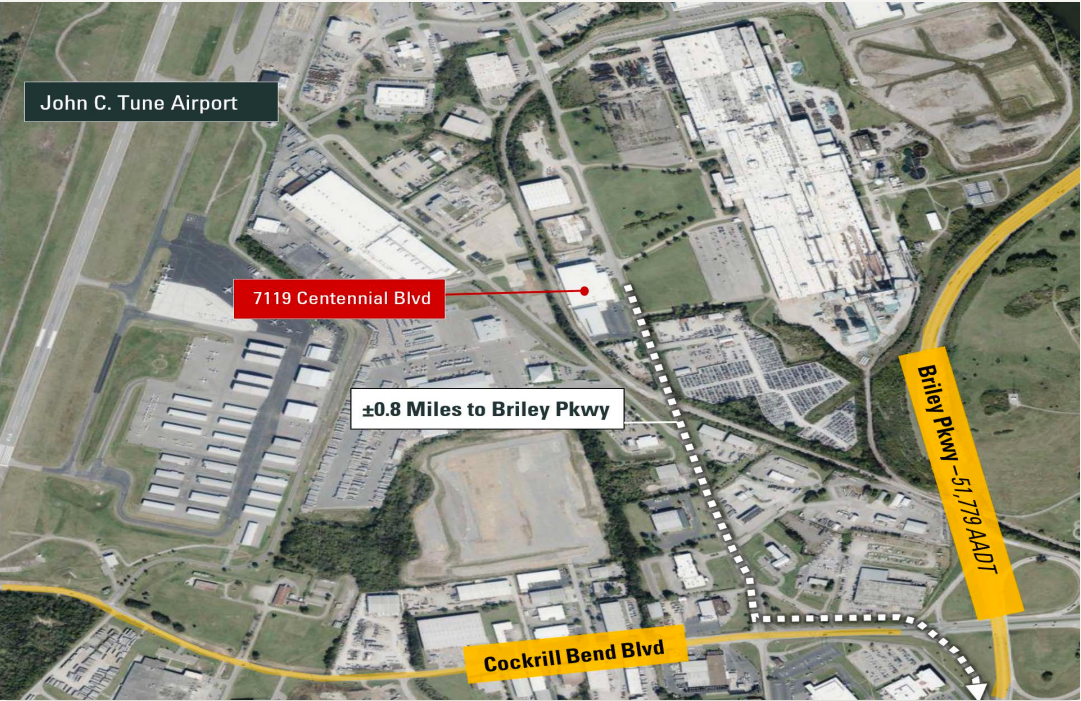
±89,834 ±14,974 ±14,039

WAREHOUSE SF MEZZANINE SF OFFICE/SHOWROOM SF



A strategic infill position for industrial users.

Located in Nashville's established West Nashville / Charlotte Park industrial corridor, 7119 Centennial Blvd offers industrial users a strategic distribution and manufacturing location with immediate access to major transportation infrastructure, a strong labor pool, and one of the Southeast's fastest-growing economies. The property sits within the IR-zoned Cockrill Bend district, home to numerous warehouse, manufacturing, logistics, and service-related businesses.



KEY DISTANCES

John C. Tune Airport	Adjacent
Briley Parkway (TN-155)	±0.8 mi
Interstate 40 Access	±3.5 mi
Downtown Nashville	±9.4 mi

5 min
TO THE NATIONS

15 min
TO DOWNTOWN

INTERSTATE REACH

Centennial Blvd feeds directly into the Briley Parkway (TN-155) interchange and I-40 — east to downtown and BNA (~20 min), west toward Memphis.

REGIONAL CORRIDORS

I-24 and I-65 are reached via the downtown interchange, connecting operations to markets across the entire Southeast.

GROWTH SUBMARKET

The Nations is West Nashville's fastest-growing neighborhood, with Centennial Boulevard as its commercial spine.

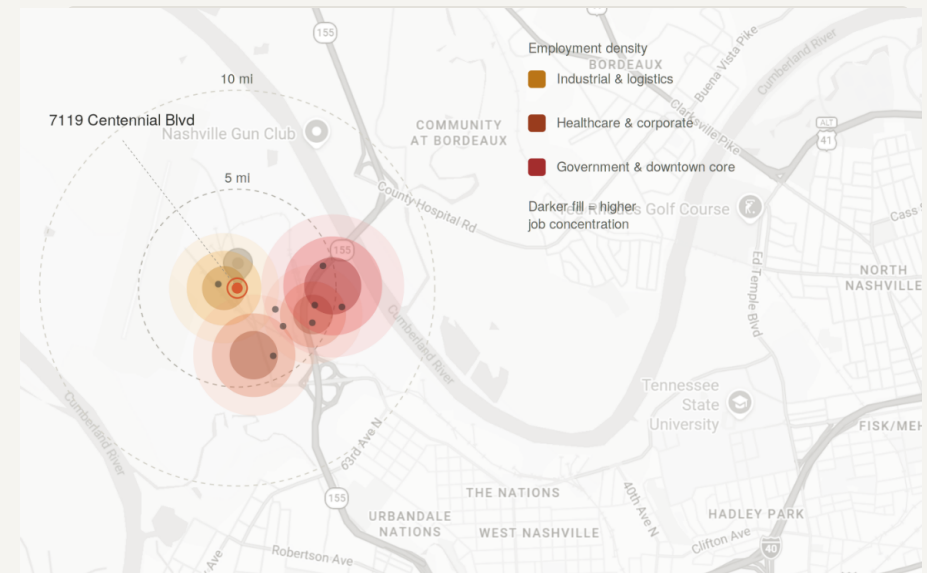
Consistent local access, direct interstate reach.

ROADWAY	AADT (VEH/DAY)	DISTANCE
Centennial Blvd	14,000–17,000	Adjacent
Athens Way	9,000–11,000	0.3 mi
Briley Pkwy (TN-155)	95,000–110,000	1.5 mi
Interstate 40	145,000–170,000	2.5 mi
Charlotte Pike (US-70)	33,000–40,000	2.0 mi
White Bridge Pike	20,000–26,000	2.5 mi

Briley Parkway carries nearly 100,000 vehicles per day, creating outstanding regional connectivity to I-40, I-65, and Nashville International Airport. Interstate 40 — one of Tennessee's busiest freight corridors at 150,000+ vehicles daily — offers excellent east-west distribution reach across the Southeast.

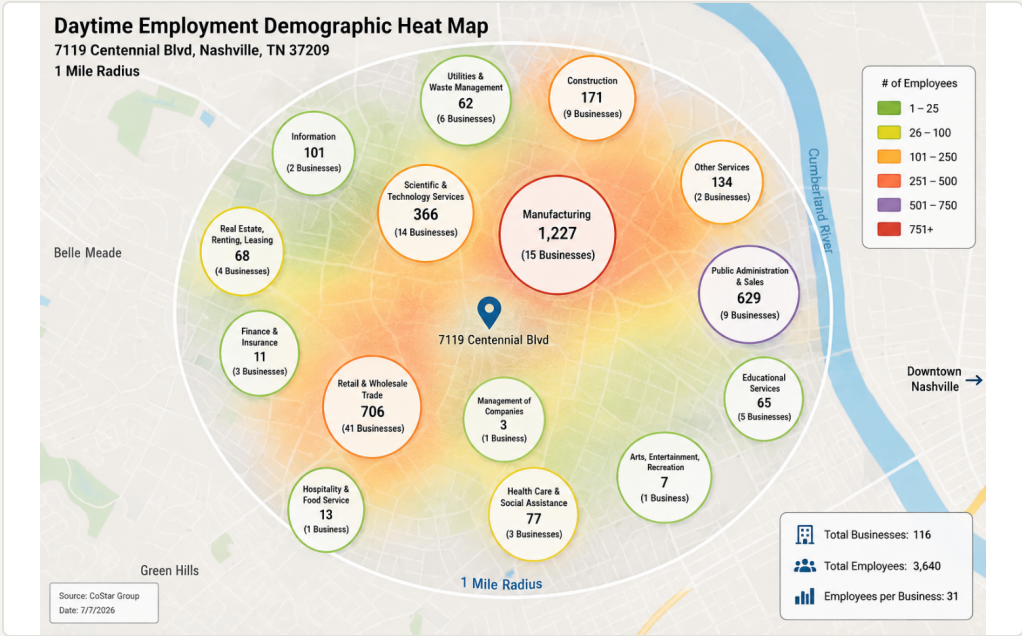
INDUSTRIAL SIGNIFICANCE

- Excellent truck accessibility without relying solely on neighborhood streets
- Fast connections to Nashville's full interstate system
- High employee accessibility from multiple residential areas
- Strong visibility for service-oriented industrial businesses
- Efficient access to downtown, the northwest industrial submarket, and regional freight corridors



Strong fundamentals, a deep labor pool.

262M+ SF INDUSTRIAL INVENTORY	4.4% VACANCY RATE	950,000 SF NET ABSORPTION	4.7–8.8M SF UNDER CONSTRUCTION
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5-MILE DEMOGRAPHICS · COSTAR 2025 EST.

113,405 POPULATION · +5.8% BY 2030	\$76,473 MEDIAN HH INCOME
46.5% BACHELOR'S+ (25+)	34.9 MEDIAN AGE

EMPLOYMENT DENSITY

- 0–1 mi Predominantly industrial — distribution, manufacturing and transportation firms; daytime workforce far exceeds residents.
- 1–3 mi Cockrill Bend industrial base plus significant healthcare and commercial employment along Charlotte Pike.
- 3–5 mi Downtown & Midtown employment centers — Amazon, FedEx, UPS, Sysco, Nissan, VUMC and Ascension Saint Thomas.

MAJOR EMPLOYERS IN THE AREA



7119 CENTENNIAL BLVD

NASHVILLE, TN

±103,873 SF INDUSTRIAL BUILDING

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Show Up. Care. Deliver.