



FOR SALE OR LEASE

690 and 1106 Davidson St
Nashville, Tennessee

7.97 ACRES TOTAL

PROPERTY HIGHLIGHTS

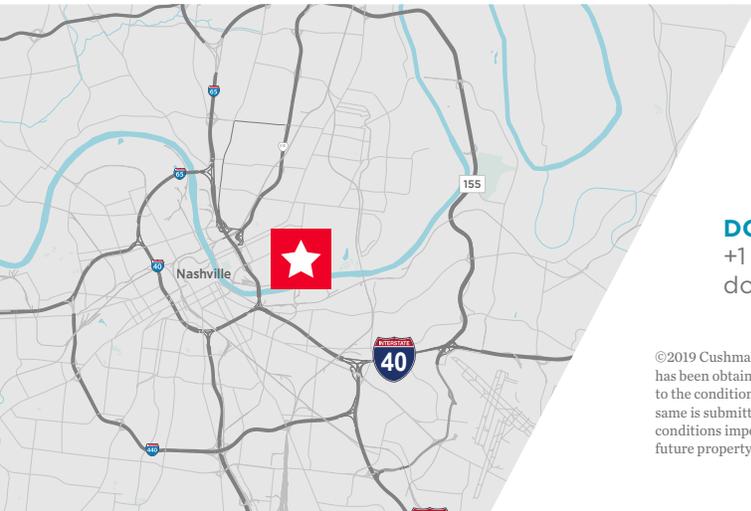
Large land site on the emerging southern edge of East Nashville

Cumberland River frontage

Opportunity Zone

Currently zoned Interstate Warehouse & Distribution (IWD)

Can be purchased together or separately



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690 DAVIDSON STREET

26,331 SF / 1.77 ACRES

FOR SALE OR LEASE



Property Highlights

ADDRESS	690 Davidson Street
YEAR BUILT	1972
BUILDING SIZE	26,331 SF
SITE AREA	1.77 Acres
CONSTRUCTION TYPE	Block & Metal Construction
OFFICE SF	200 SF
CLEAR HEIGHT	18'-23'
DOCK DOORS	2 (9'x10')
DRIVE-IN DOORS	1 (14'x14') 1 (12'x14')
SPRINKLER SYSTEM	Wet sprinkler
POWER	400 Amps, 208 Volt, 3-Phase
LIGHTING	Metal Halide & Skylights
HEATING	Ceiling hung gas heaters
VENTILATION	Wall mounted exhaust fans



DEVELOPMENT

Site offers flexibility for all development types



LOCATION

Nashville is a top investment market in the Southeast and U.S.



12 MINUTES TO EAST NASHVILLE

East Nashville is an up and coming neighborhood with development in walking distance

1106 DAVIDSON STREET

125,900 SF / 6.20 ACRES

FOR SALE OR LEASE



Property Highlights

ADDRESS	1106 Davidson Street
YEAR BUILT	1973
BUILDING SIZE	125,900 SF (divisible)
SITE AREA	6.20 Acres
CONSTRUCTION TYPE	Metal Construction
CLEAR HEIGHT	18'-25'
COL. SPACING	25' x 25'
DOCK DOORS	8 (various sizes)
DRIVE-IN DOORS	1 (14'x14')
SPRINKLER SYSTEM	Wet sprinkler
POWER	4000 Amps, 208 Volt, 3-Phase
LIGHTING	T5 and Skylights
VENTILATION	(2) HVLS fans



Historic East Nashville has been coined by *Budget Travel Magazine* as "Nashville's version of New York's East Village". Always growing, thriving, eclectic, historic and hip, **East Nashville** has become one of the city's most-desired areas to live and work.



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AERIAL/LOCATION MAP



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