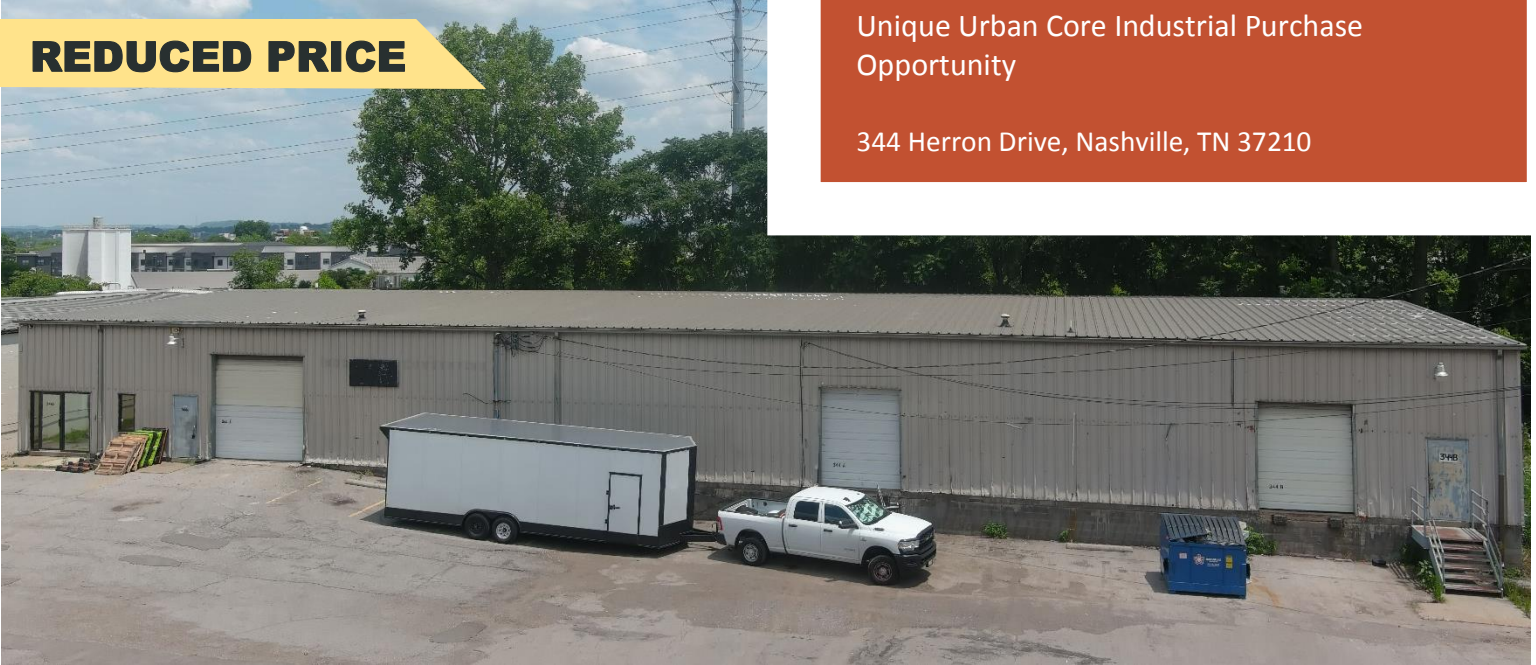


±12,000 SF Available | *Divisible*
Unique Urban Core Industrial Purchase
Opportunity

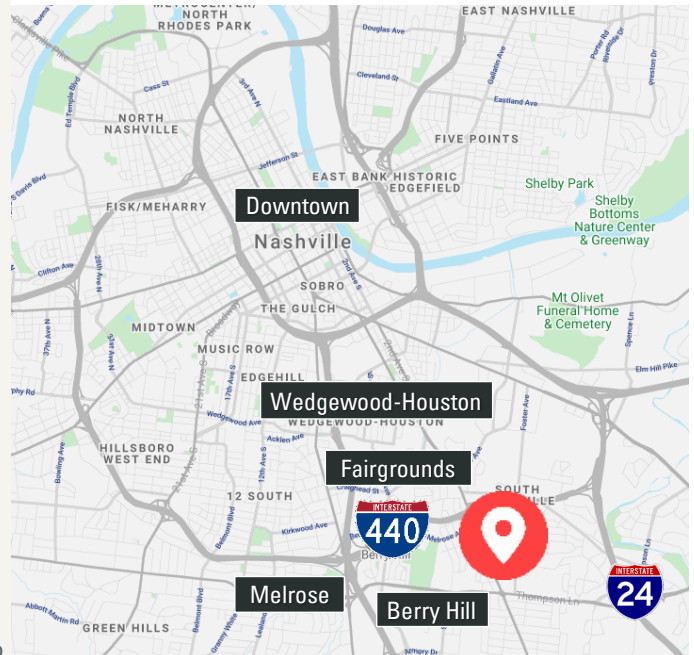
344 Herron Drive, Nashville, TN 37210

REDUCED PRICE



HIGHLIGHTS

- ±12,000 SF Available
 - Divisible to 7,000 SF or 5,000 SF
- ±775 SF Office
- Reduced Price: \$3,095,000**
- Lease Rate: \$16.25/SF NNN
- ±0.75-Acre lot
- Zoned IR (Industrial Restrictive)
- (2) Dock high doors (8' x 10')
- (1) Drive-in door (12' x 12')
- Clear Height: 15'6" – 17'
- Suspended Gas Heat
- Warehouse Exhaust Fans
- 3-Phase, 800 AMP
- Column Spacing: 36' x 20'
- Ideally situated near the new GEODIS Park soccer stadium
- Adjacent to a new luxury townhome development: OXENFREE We-Ho
- The property is a short distance to several notable restaurants and businesses
- Convenient interstate access (±1 mile to I-440 on/off ramp)



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Jake Morris
Vice President
O: 615.345.7245
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026

Sale or Lease
±12,000 SF Available
Industrial Building

344 Herron Drive
Nashville, TN 37210
Davidson County

CHARLES
HAWKINS CO.



Featured Developments:

T-3 Finery
Emblem Park Mixed-Use Development
Nashville Warehouse Company
Standard Assembly
Braxton Music City
Westerly House Mixed-Use Development
Queens Mixed-Use Development

Acclaimed Restaurants:

Bastion
SOHO House Nashville
E+ROSE Wellness Café
Crest Coffee
Flamingo Cocktail Club
Dozen Bakery
The Loading Dock
The Hart
Etc.



Site is located in **WeHo** – a dynamic neighborhood south of downtown that has undergone a redevelopment renaissance, attracting taste makers, artists, and creatives to the area.

±1 MILE
to



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

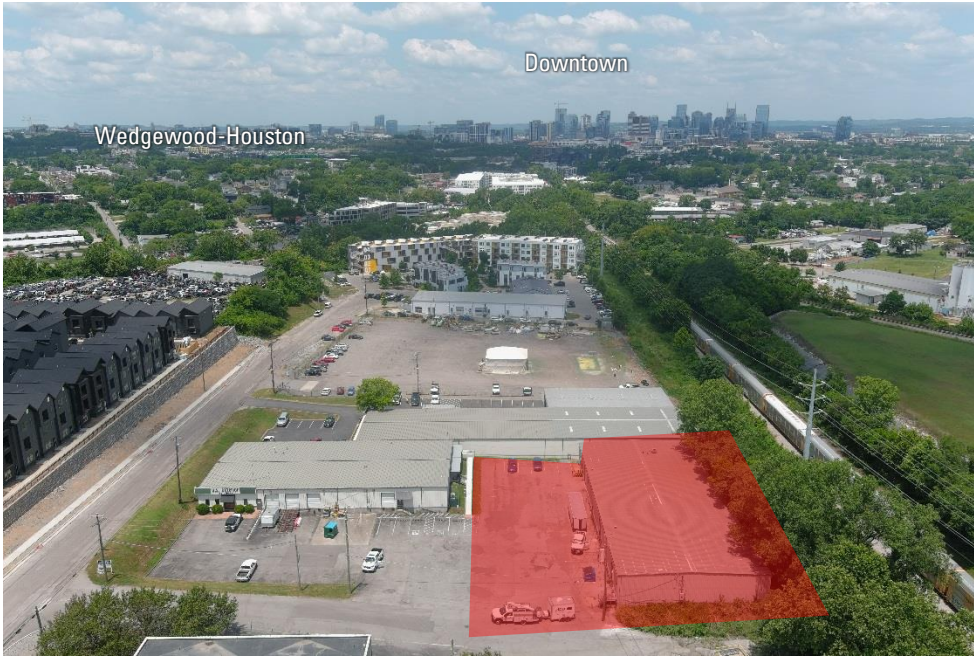
Jake Morris
Vice President
O: 615.345.7245
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

Sale or Lease
±12,000 SF Available
Industrial Building

344 Herron Drive
Nashville, TN 37210
Davidson County

CHARLES
HAWKINS CO.



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Jake Morris
Vice President
O: 615.345.7245
jmorris@charleshawkinsco.com

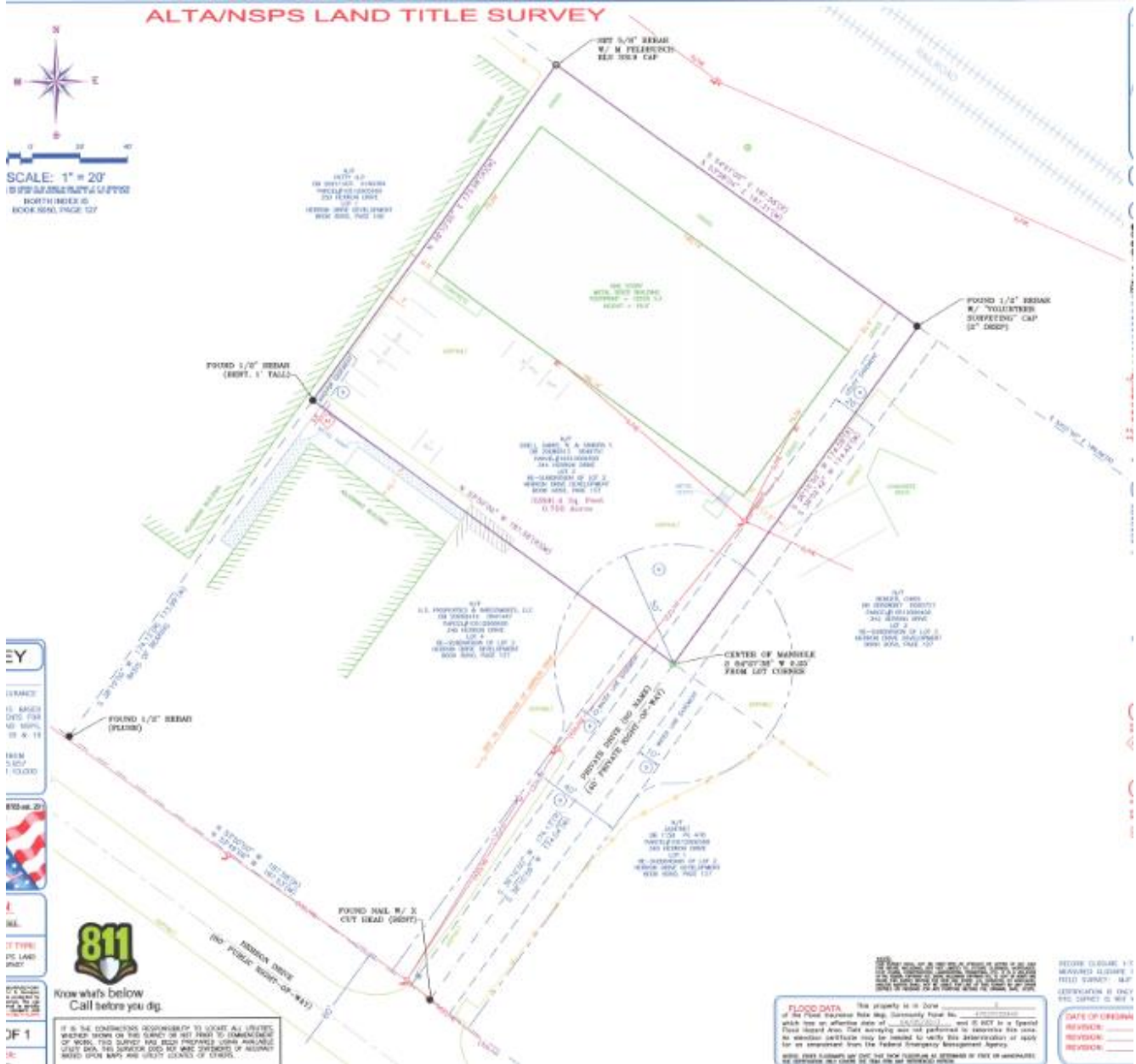
Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

Sale or Lease
±12,000 SF Available
Industrial Building

344 Herron Drive
Nashville, TN 37210
Davidson County

CHARLES
HAWKINS CO.

SURVEY



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Jake Morris
Vice President
O: 615.345.7245
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026