



FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

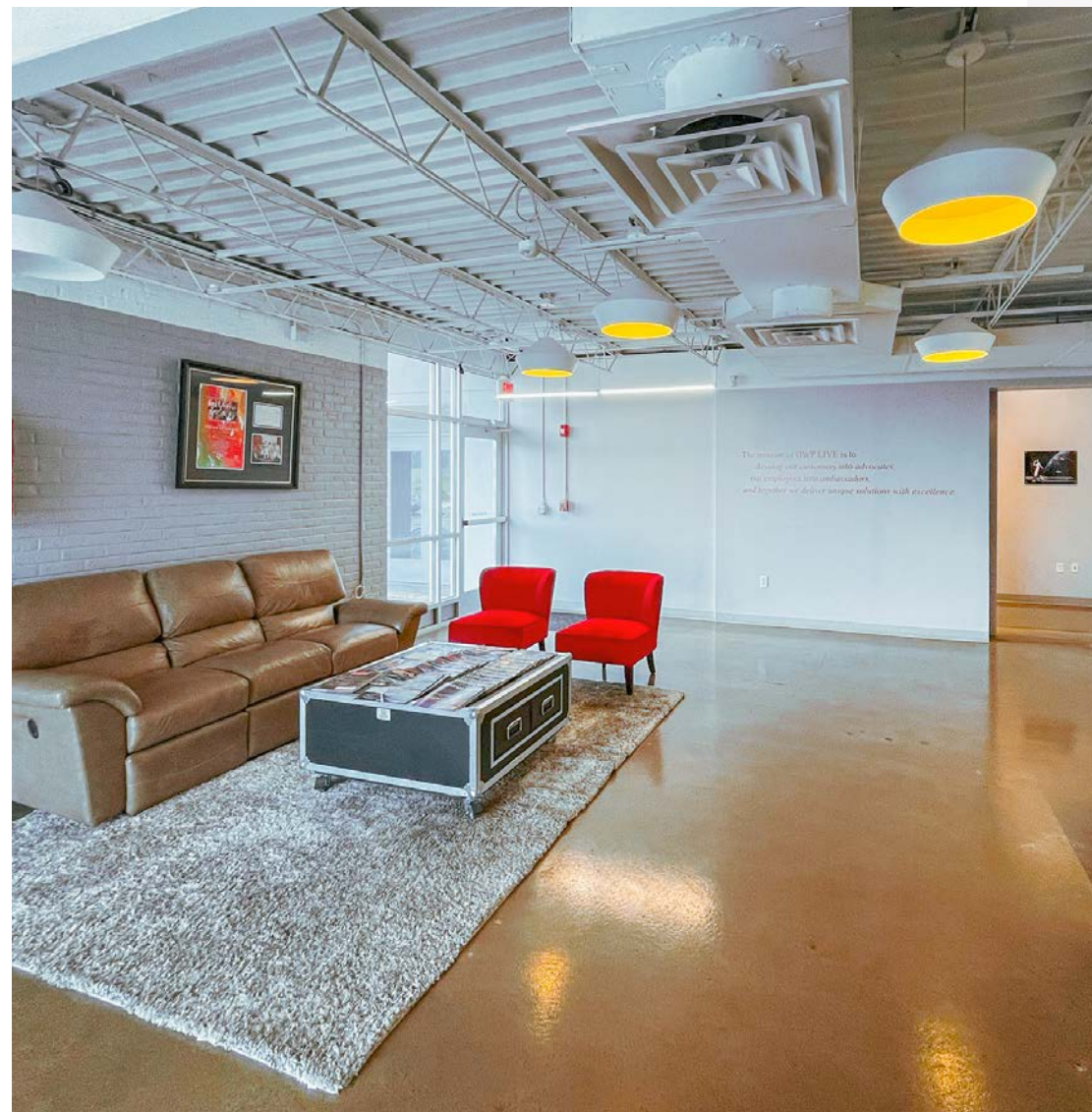
FOR SALE

885 ELM
HILL PIKE

OWNER-USER OPPORTUNITY
NASHVILLE, TN

31,441 SF FLEX PROPERTY
INDUSTRIAL ZONING

±1.3 AC ON HIGH GROWTH CORRIDOR
MINUTES FROM DOWNTOWN NASHVILLE



THE OPPORTUNITY

Foundry Commercial has been retained as Exclusive Agent in the sale of 885 Elm Hill Pike in Nashville, TN. The 31,441 SF flex building on a ±1.3 acre lot in Nashville, TN is a block from the Fessler's Lane-I-24/40 interchange and less than two miles from Downtown Nashville.

Originally built in 1968 and fully renovated in 2016, it features a blend of office, warehouse, and storage spaces, ideal for a user-purchaser needing proximity to downtown, I-40, and the southeast Nashville industrial area.

The asking price for the property is \$5,950,000.

This is a rare opportunity for owner-users located on one of the busiest growth corridors near downtown Nashville.

For more information, please contact **Andrew Maxwell at 615.324.0793** or **Rick Helton at 615.324.0785**.

PROPERTY SUMMARY

ADDRESS	885 Elm Hill Pike, Nashville, TN 37210
COUNTY	Davidson
PARCELS	10601012901
SITE SIZE	±1.3 AC
ZONING	IWD; OV-AIR; OV-UZO
WAREHOUSE	21,000 SF of warehouse-height space 140' x 150' warehouse area dimensions
SF	31,441 SF total <ul style="list-style-type: none">Office/Common Areas: 8,401 SFConditioned Warehouse: 4,500 SFUnconditioned Warehouse: 11,861 SFLower Level Storage: 6,679 SF
CLEAR HEIGHT	17' 7"
CEILING HEIGHT	19' 4"
ASKING PRICE	\$5,950,000





Irreplaceable location less than 10 minutes from Downtown Nashville



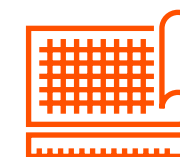
Ideal for owner-user



Flex asset fit for multiple uses



Immediate access to Fesslers Lane & Interstate 24/40 interchange

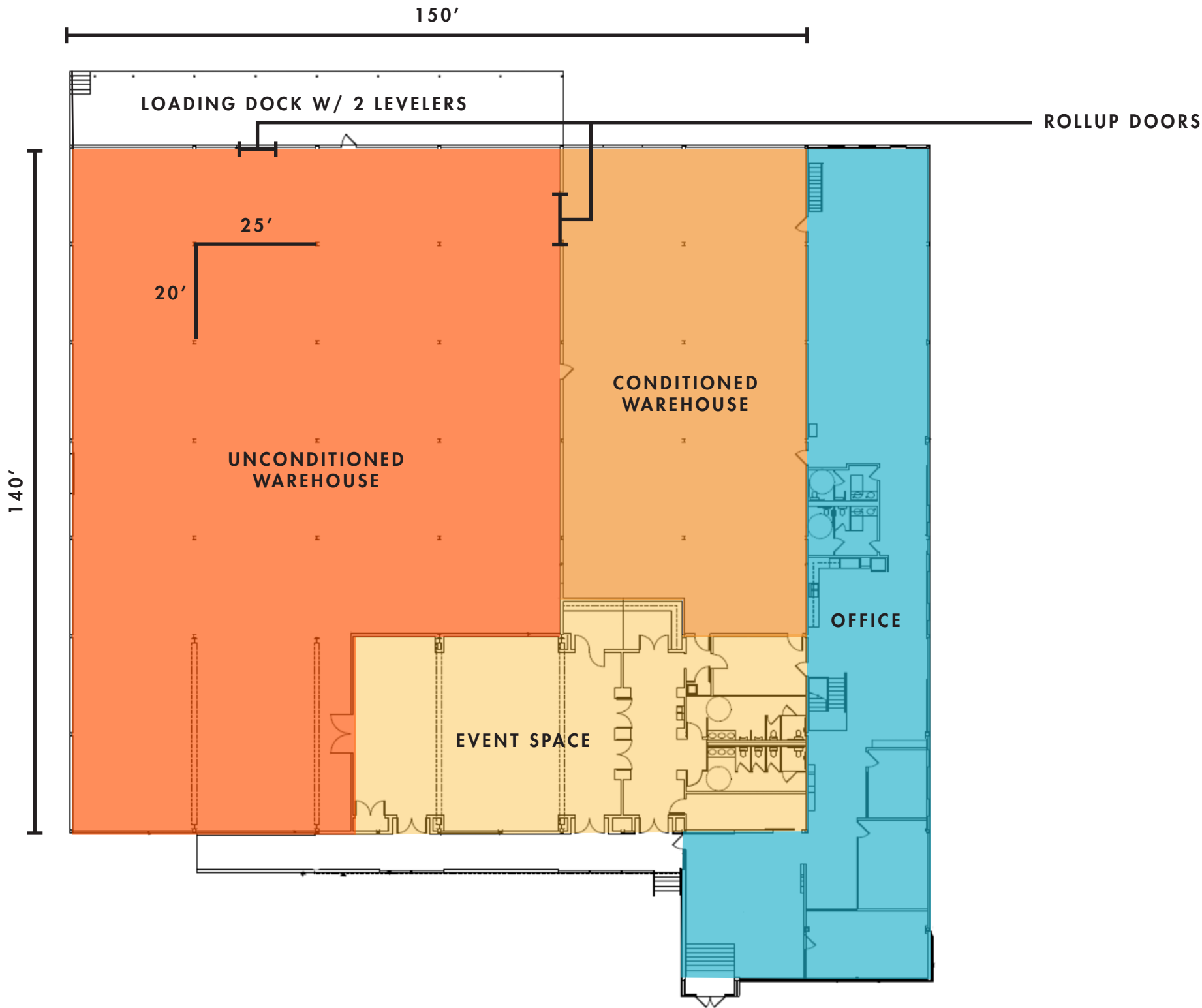


Current zoning allows for future industrial development - in path of progress

INTERIOR PROPERTY PHOTOS

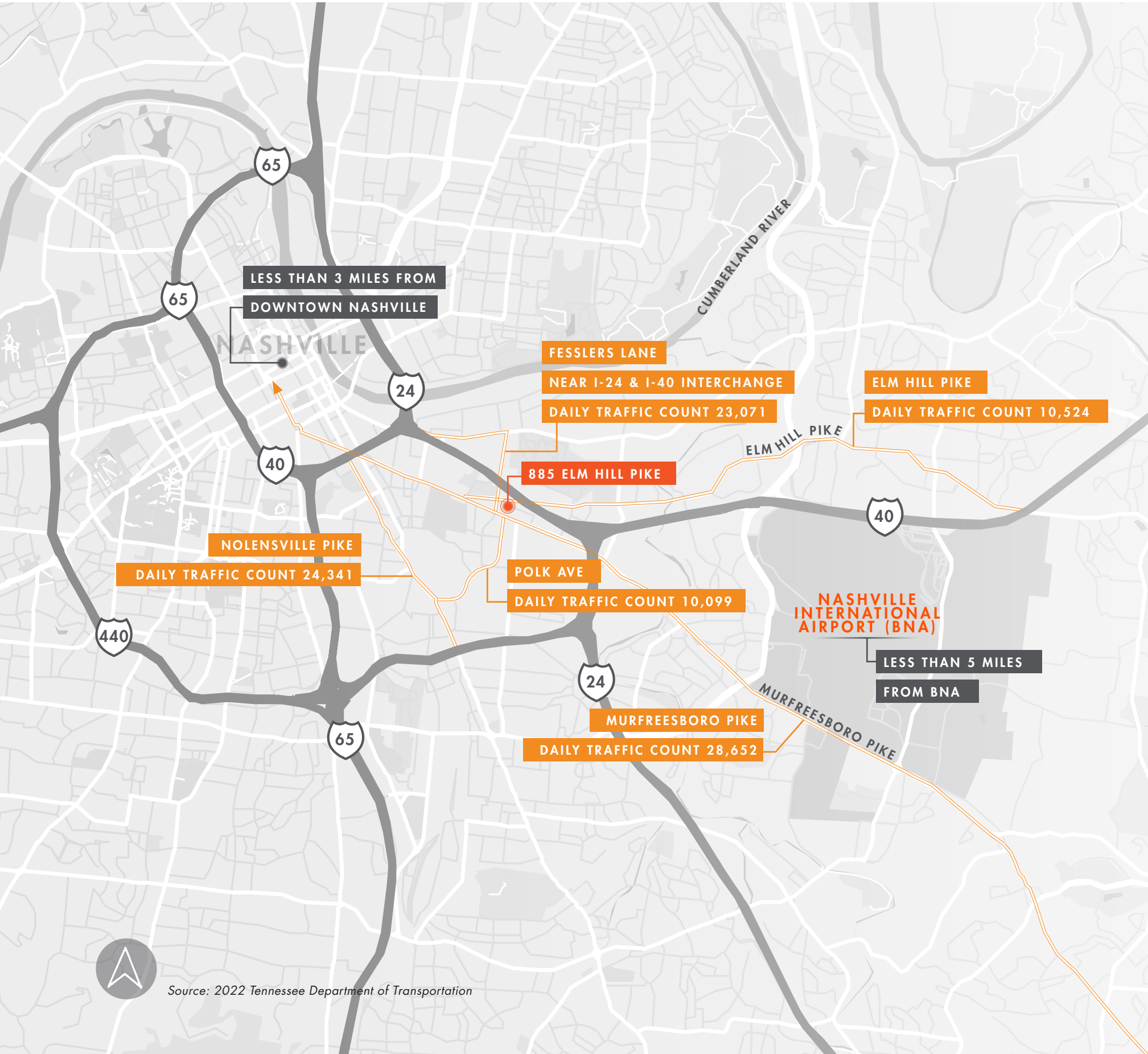


FLOOR PLAN



SITE PLAN





885 ELM HILL PIKE

NASHVILLE OVERVIEW

In the 2023 Emerging Trends in Real Estate Annual Report prepared by the Urban Land Institute and PricewaterhouseCoopers LLP, Nashville was ranked #1 for U.S. Markets to Watch for overall real estate prospects for the second year in a row. The report also called Nashville a “supernova” due to the city’s tremendous and sustained population and job growth, which is well above national averages.

Nashville continues to be one of the country’s top performing markets. The combination of a diverse economy, low cost of living and doing business, a creative culture and a well-educated population make it a remarkable location for companies to attract and recruit labor. With no major economic sector accounting for more than twenty percent of the employment base, Nashville’s economy is not reliant on any one area of business activity. The pro-business environment has not only helped grow industry staples like healthcare, music, education, and transportation, but it also has been a catalyst for corporate relocations.

#1

U.S. MARKETS
TO WATCH

(ULI/PwC 2022)

#1

FOR INVESTOR
DEMAND

(ULI/PwC 2022)

#1

BEST PLACE FOR
INVESTMENT AND
DEVELOPMENT

(ULI/PwC 2021)

Source: 2022 Tennessee Department of Transportation



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