

An aerial photograph of an industrial area. A large, L-shaped building with a grey roof is outlined in orange. To its left is a long building with a blue roof and several gabled sections. In the background, a multi-lane highway with traffic is visible, along with a billboard. A railroad track runs horizontally across the middle of the image. The foreground shows some trees and a residential house.

FOR LEASE

638 BENTON AVE

35,364 SF BUILDING | 1.42 ACRES

FOUNDRY
COMMERCIAL

ADDRESS

638 Benton Ave
Nashville TN, 37204

COUNTY

Davidson

SUBMARKET

Wedgewood Houston

CROSS STREETS

Thurman

SF AVAILABLE

± 35,364 SF

SITE SIZE

1.42 AC

ZONING

IR

AVAILABLE

Vacant

TERM

Flexible

RATE

\$18.00/SF NNN



PRIME LOCATION

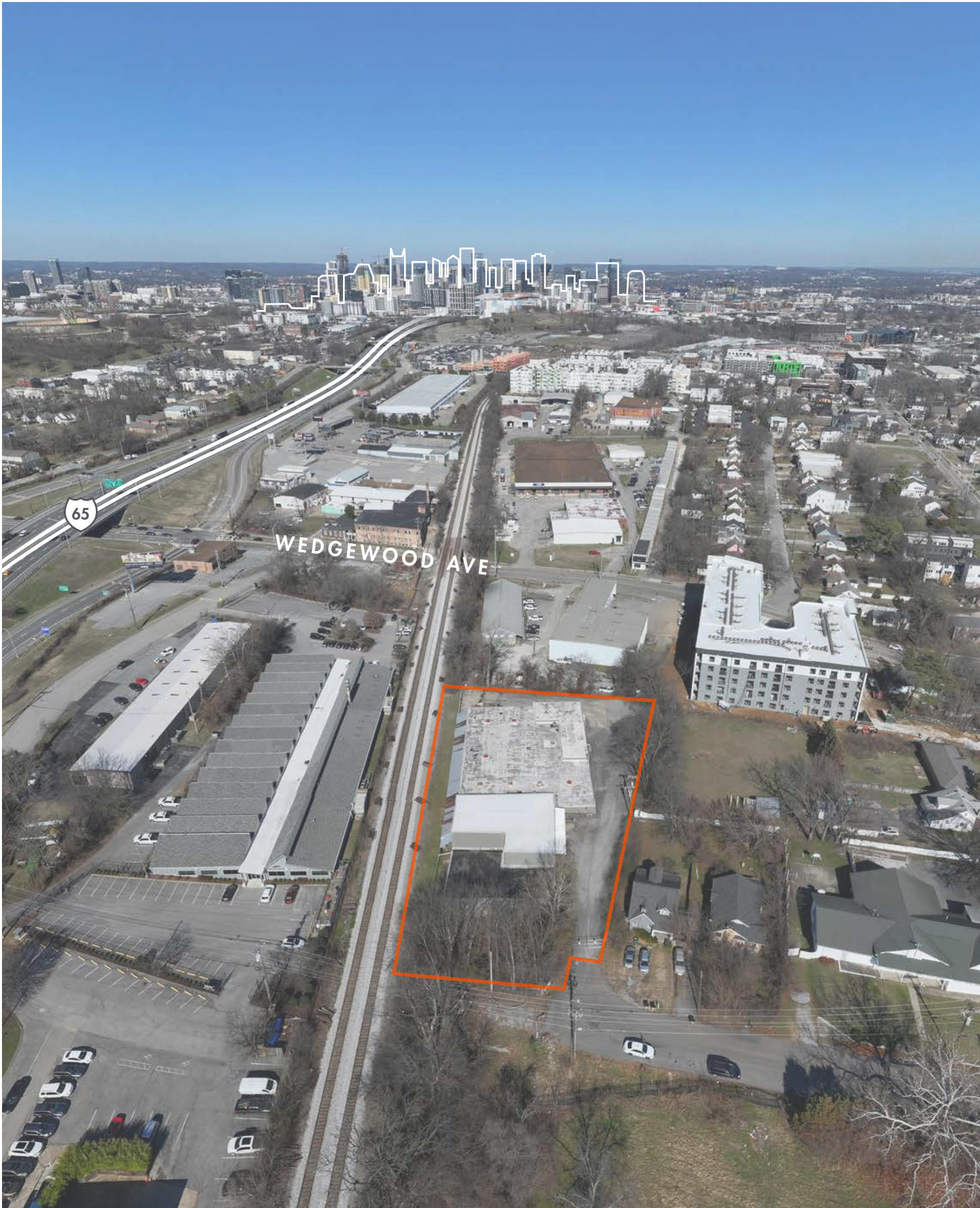
Situated in the coveted Wedgewood Houston submarket, 638 Benton enjoys proximity to the vibrant SoHo House and benefits from the surrounding growth, with notable developments like Geodis Park and Market Street adding to the area’s appeal.

CONVENIENT ACCESS

Strategically positioned near the Hwy 65 corridor, this property offers a traffic-friendly alternative to Downtown, providing ease of commuting and reducing travel time for occupants and visitors alike.

ARCHITECTURAL DISTINCTION

Boasting a unique and dynamic architectural design, the building at 638 Benton stands out as an ideal space for creative industries, particularly in music and entertainment. Its aesthetic appeal contributes to a distinctive and inspiring work environment.



CREATIVE OFFICE POTENTIAL

With its architectural flair, the property presents an exciting opportunity to transform into a cool and innovative creative office space. This setting is perfect for fostering creativity and collaboration, particularly within the dynamic music and entertainment sectors.

STANDALONE CAMPUS FEEL

Positioned on a generous 1.42-acre parcel, 638 Benton offers a standalone site that can be curated into a campus-like environment. The spacious grounds create a destination-worthy property, providing a unique atmosphere and potential for various uses.

UNIQUE COATING CAPABILITY

A distinctive feature of the building is its history as a painting company, holding permits for 30.64 tons of Volatile Organic Compounds (VOCs). This presents a valuable opportunity for a user seeking a space for coatings, paint manufacturing, or related businesses. The existing equipment and the option to assume the permit make it a seamless transition for a company looking to utilize this specialized capability. Whether leasing or with the intent to purchase, the property offers a rare advantage for businesses in this industry.



ZONING

MAX FAR

.60 (35,057 SF of total building)

MAX ISR

.90

SETBACK

20' - 0"

MAX HEIGHT

45' - 0"

USES

General Office, Restaurant, Self Service Storage, Artisan Distillery or Micro Brewery. Multi-Family (Will have to get special exception per zoning code)

ENTRANCE

DOCK DOORS

- 1 DRIVE IN RAMP
- 1 DOCK DOOR
- 3 BAYS









TOP MARKET TO WATCH

nashville

In the 2024 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, #1 for Investor Demand, and the #1 Recommended City to Buy Office Property. The report also called Nashville a “magnet market” and 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 2023)

#1

FOR INVESTOR
DEMAND

(ULI/PWC 2022)

#1

U.S. OFFICE
PROPERTY - BUY
RECOMMENDATION

(ULI/PWC 2022)

8,500

JOBS ANNOUNCED
IN THE NASHVILLE
REGION

Q2 2021

2,020,111

NASHVILLE
AREA MSA

2021

2.4%

DAVIDSON CO.
UNEMPLOYMENT
RATE

DECEMBER 2023

MAJOR PLAYERS IN NASHVILLE

<div>ORACLE</div> <div>1,200,000 SF</div>	<div>amazon</div> <div>1,000,000 SF</div>	<div>BRIDGESTONE</div> <div>514,000 SF</div>	<div>asurion</div> <div>479,000 SF</div>	<div>MARS Petcare</div> <div>221,000 SF</div>	<div><div>[A B]</div>ALLIANCEBERNSTEIN</div> <div>220,000 SF</div>
<div>wework</div> <div>188,000 SF</div>	<div>GENESCO</div> <div>180,000 SF</div>	<div>PHILIPS</div> <div>100,000 SF</div>	<div>smile DIRECT CLUB</div> <div>75,000 SF</div>	<div>houzz</div> <div>74,000 SF</div>	<div>lyft</div> <div>70,000 SF</div>
<div>revance</div> <div>71,000 SF</div>	<div>JUMPCREW</div> <div>61,923 SF</div>	<div>EY</div> <div>60,000 SF</div>	<div>CINCICORD MUSIC GROUP</div> <div>60,000 SF</div>	<div><div>warner music group</div><div>60,000 SF</div></div>	<div>QTC</div> <div>57,000 SF</div>
<div>myNEXUS</div> <div>55,701 SF</div>	<div>FirstBank</div> <div>52,000 SF</div>	<div>MITSUBISHI MOTORS</div> <div>50,000 SF</div>	<div>Guaranty Home Mortgage Corporation</div> <div>47,000 SF</div>	<div>BMG</div> <div>40,000 SF</div>	<div>LIVE NATION</div> <div>40,000 SF</div>
<div>iHeart RADIO</div> <div>40,000 SF</div>	<div>NTT DATA</div> <div>35,000 SF</div>	<div>OVGT</div> <div>33,229 SF</div>	<div>pilot</div> <div>25,000 SF</div>	<div>WARBY PARKER</div> <div>18,000 SF</div>	<div>CHANGE HEALTHCARE</div> <div>17,000 SF</div>

Sources: PwC ULI Emerging Trends in Real Estate 2022; Tennessee Labor Market Report August 2021; U.S. Census Bureau

638 BENTON AVE

location map

Wedgewood-Houston is a rapidly expanding submarket in Nashville's urban core, located 1.2 miles south of the Central Business District with adjacency to 12 South, the Gulch, and SoBro. The area is diverse in both product and population, including historic homes and warehouses, as well as repurposed and new mixed-use developments. With a new MLS stadium set to be built and Apple Music & SoHo House having recently joined the neighborhood's existing creative and culinary institutions, Wedgewood-Houston is being reinvented as Nashville's creative core.

EASY ACCESS

- > 1 MILE TO I-65
- > 2 MILES TO I-440
- > 4 MILES TO DOWNTOWN NASHVILLE
- > 5 MILES TO I-24
- > 9 MILES TO BNA

DOWNTOWN NASHVILLE



638 BENTON AVE

NASHVILLE
INTERNATIONAL
AIRPORT (BNA)

davidson county

639 Benton Ave is a 1.42-acre building containing about 35,000 square feet of office, flex, and warehouse space. The building was initially utilized to manufacture paint but, has a wide variety of possible uses. WeHo remains a popular location because of its central location, ease of access, various facility types, and competitive rental rates.

BRENTWOOD

williamson county



1. 638 BENTON AVE

SUBJECT PROPERTY

2. WEHO NASHVILLE

661 WEDGEWOOD AVE; 150 UNITS; 3,000 SF RETAIL

3. QUEENS WEDGEWOOD/HOUSTON

625 HAMILTON AVE; 221 UNITS; 2,940 SF OFFICE; 3,000 SF RETAIL

4. STANDARD ASSEMBLY

715 MERRITT AVE; 310 UNITS; 13,000 SF RETAIL

5. WESTERLY HOUSE

700 HAMILTON AVE; 246 UNITS; 3,300 SF RETAIL

6. THE RESIDENCES AT THE FINERY

622 MERRITT AVE; 383 UNITS; 45,000 SF OFFICE & RETAIL

7. WEDGEWOOD VILLAGE

441 HUMPHREYS ST; 400 UNITS; 35,000 SF RETAIL; 148,000 SF OFFICE

8. AJ CAPITAL MUSIC VENUE

446 CHESTNUT ST; 248,500 SF OFFICE & RETAIL

9. NASHVILLE WAREHOUSE CO.

1131 4TH AVE S; 273 UNITS; 200,000 SF OFFICE



FOR MORE INFORMATION
please contact

JOHN MUDGETT

JOHN.MUDGETT@FOUNDRYCOMMERCIAL.COM
615.334.7259

SHELBY HALL

SHELBY.HALL@FOUNDRYCOMMERCIAL.COM
615.771.0770

FOUNDRY
COMMERCIAL