

FOR LEASE

638 BENTON AVE

30,712 SF BUILDING | 1.42 ACRES

FOUNDRY
COMMERCIAL

ADDRESS

638 Benton Ave
Nashville TN, 37204

COUNTY

Davidson

SUBMARKET

Wedgewood Houston

CROSS STREETS

Thurman

SF AVAILABLE

± 30,712 SF

SITE SIZE

1.42 AC

ZONING

IR

AVAILABLE

Vacant

TERM

Flexible

RATE

\$18.00/SF NNN



PRIME LOCATION

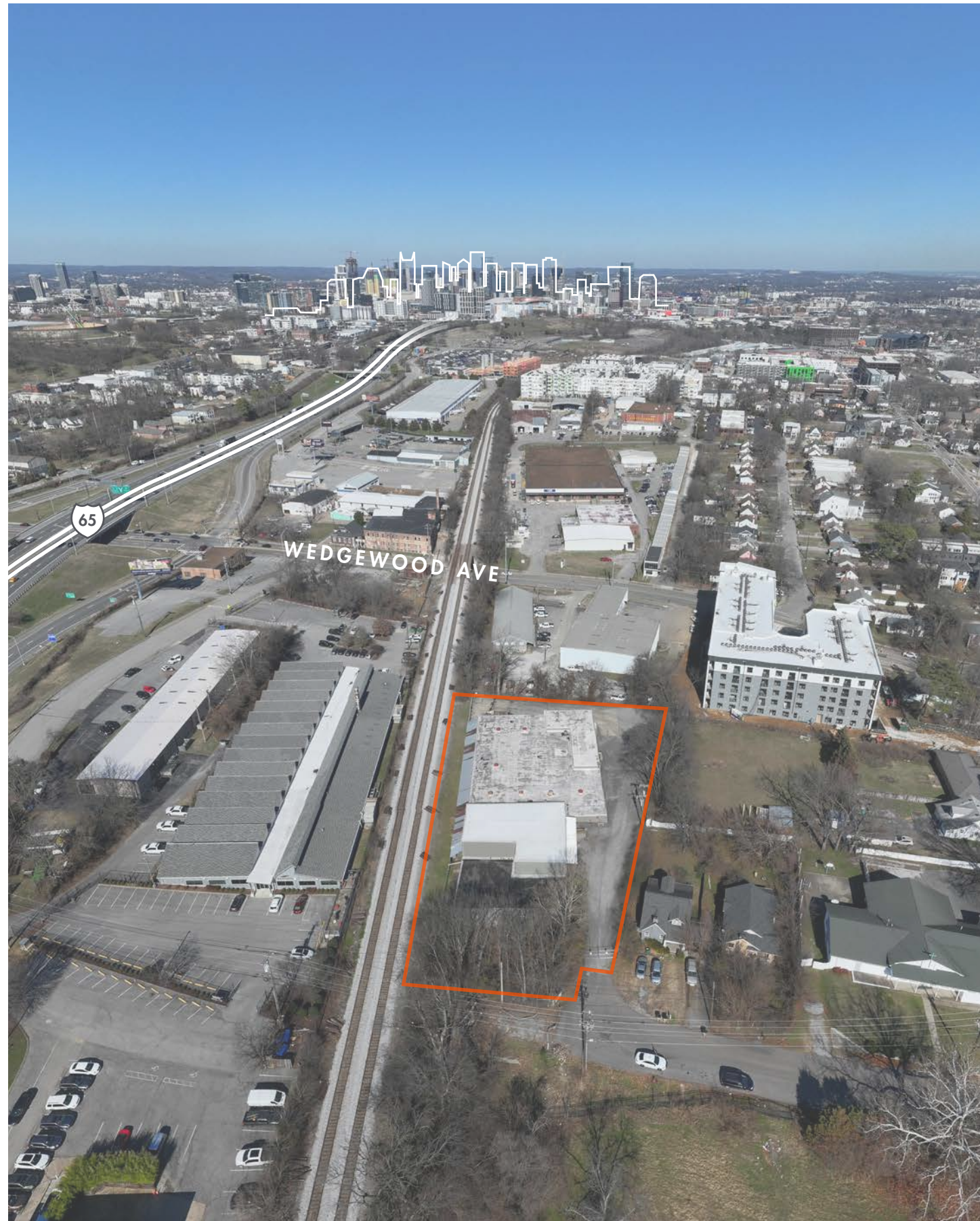
Situated in the coveted Wedgwood Houston submarket, 638 Benton enjoys proximity to the vibrant SoHo House and benefits from the surrounding growth, with notable developments like Geodis Park and Market Street adding to the area's appeal.

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 coating manufacturing company, a space for coatings or other voc containing product manufacturing business. 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 (30,712 SF of total building)

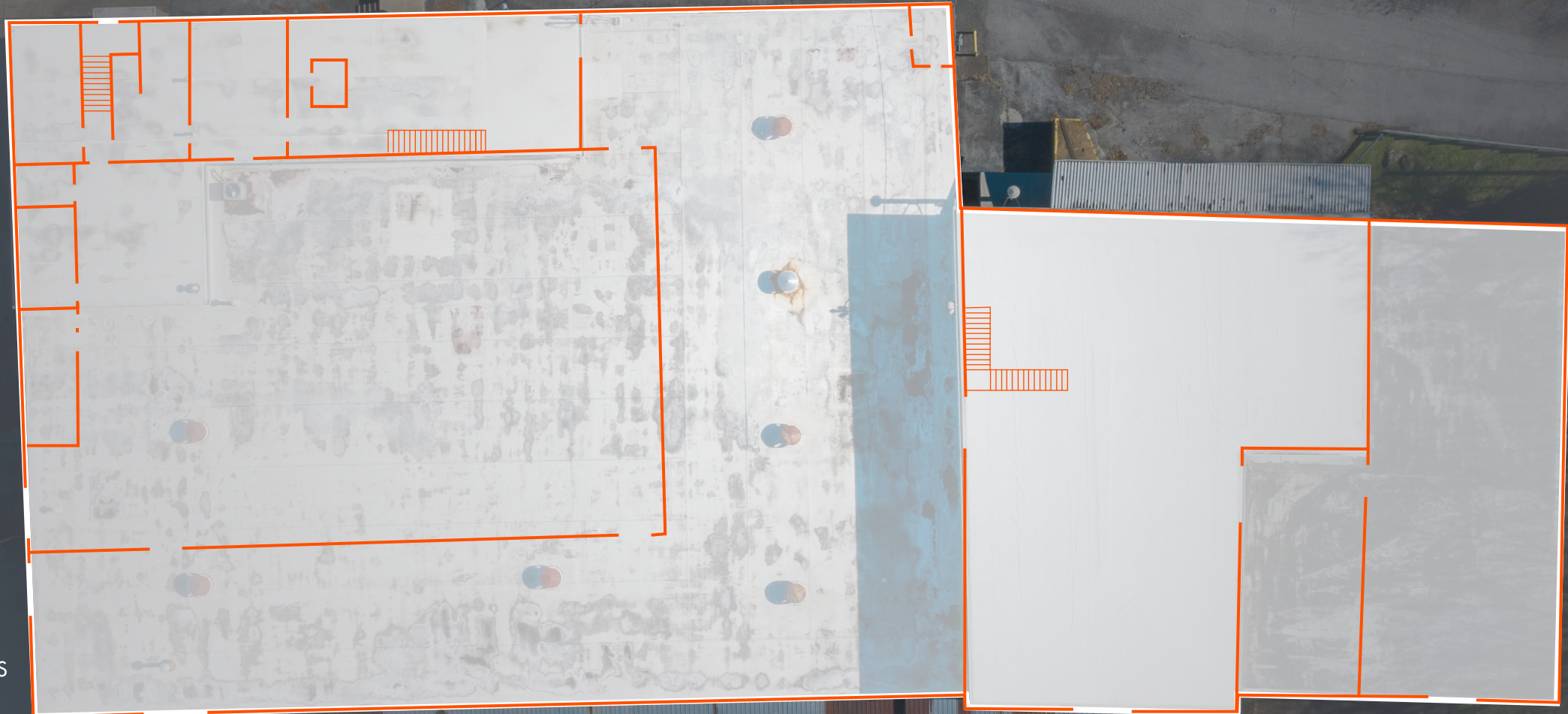
MAX ISR
.90

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 OVERHEAD DOOR
- 1 OVERHEAD DOOR WITH DOCK ACCESS
- 3 LOADING DOCK POSITIONS

1 ROLLUP OVERHEAD DOOR



Rollup Overhead Door



Loading Dock



Drive In Overhead Door



Loading Platform Positions w/Levelers

OVERVIEW

Infill warehouse with ideal proximity to I-65, I-440, and I-24. Warehouse offers unique opportunity for industrial outdoor storage usage in addition to office or retail.

MAIN DRIVE IN DOOR

12'

DOCK DOORS

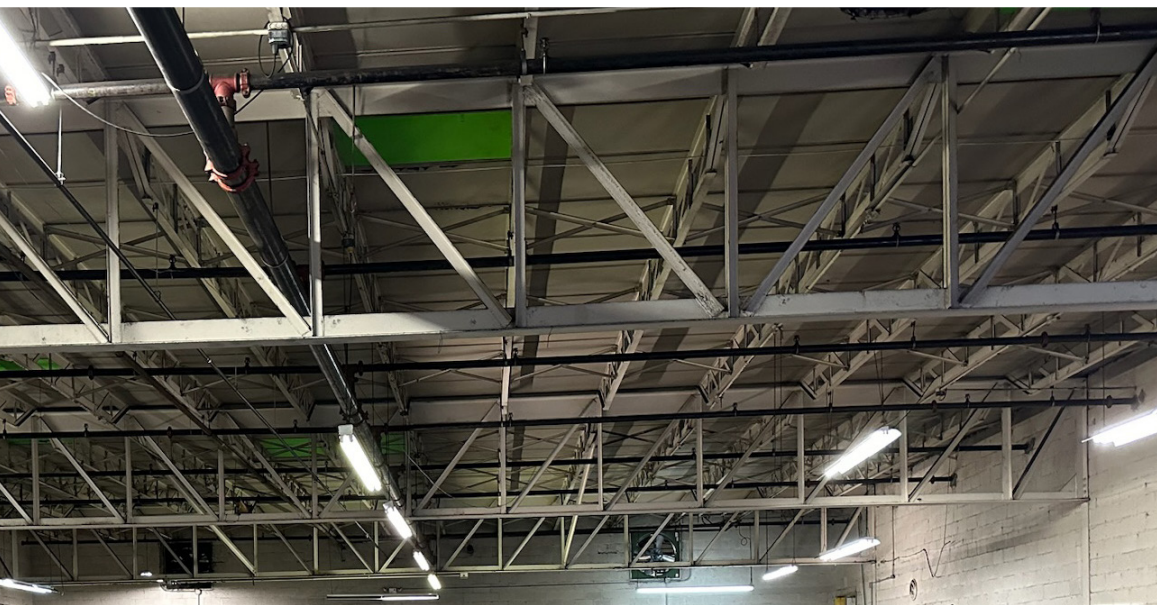
8'

PEAK HEIGHT

17' 3"

EAVE HEIGHT

11'





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

ORACLE

1,200,000 SF

amazon

1,000,000 SF

BRIDGESTONE

514,000 SF

asurion

479,000 SF

MARS
Petcare

221,000 SF

ALLIANCEBERNSTEIN

220,000 SF

wework

188,000 SF

GENESCO

180,000 SF

PHILIPS

100,000 SF

smile
DIRECT CLUB

75,000 SF

houzz

74,000 SF

lyft

70,000 SF

revance

71,000 SF

JUMPCREW

61,923 SF

EY

60,000 SF

CONCORD
MUSIC GROUP

60,000 SF

warner music group

60,000 SF

QTC

57,000 SF

myNEXUS

55,701 SF

FirstBank

52,000 SF

MITSUBISHI
MOTORS

50,000 SF

Guaranty
Home Mortgage Corporation

47,000 SF

BMG

40,000 SF

LIVE NATION

40,000 SF

iHeart
RADIO

40,000 SF

NTT DATA

35,000 SF

OVGT

33,229 SF

pilot

25,000 SF

WARBY
PARKER

18,000 SF

CHANGE
HEALTHCARE

17,000 SF

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



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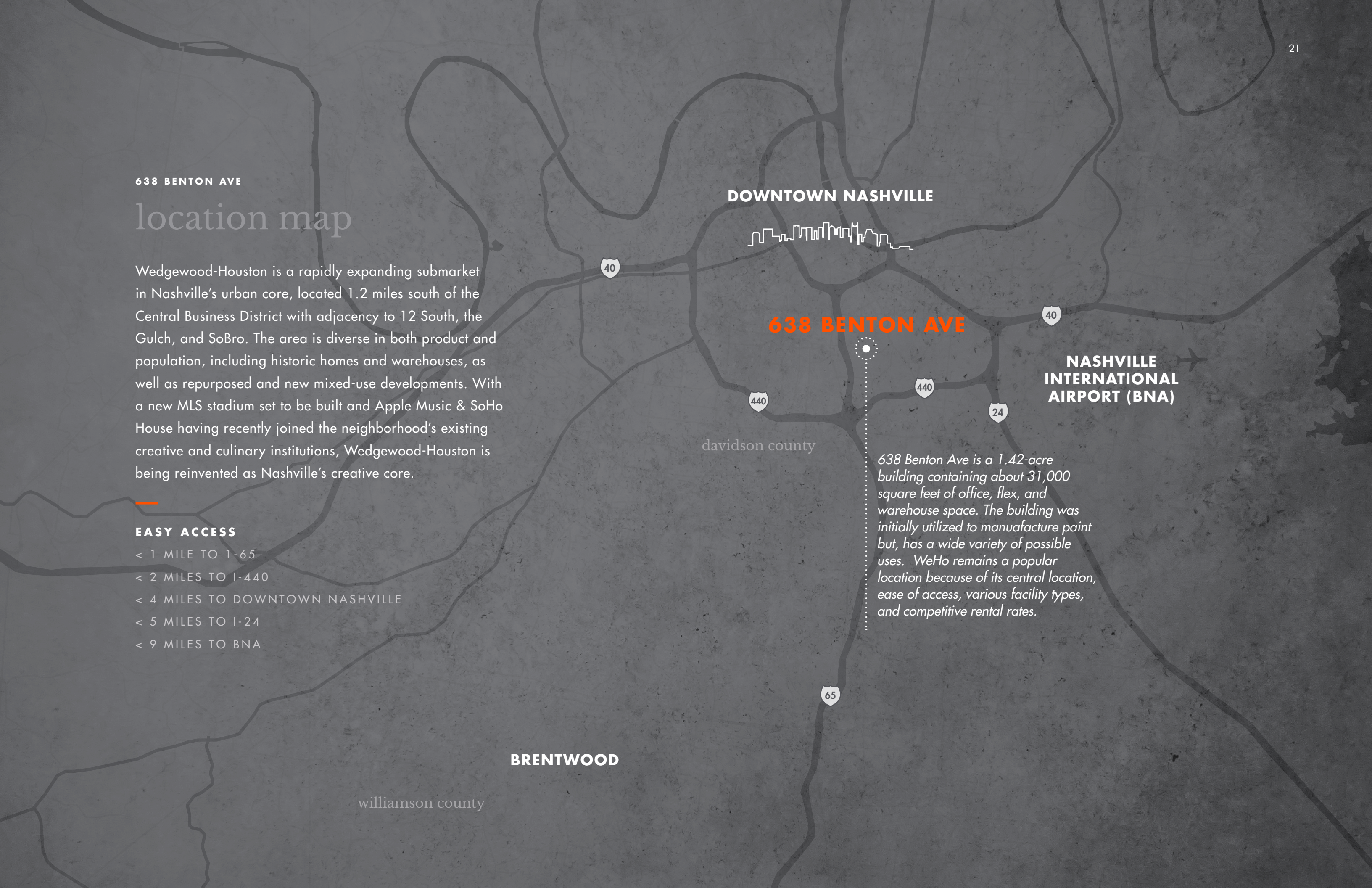
NASHVILLE INTERNATIONAL AIRPORT (BNA)

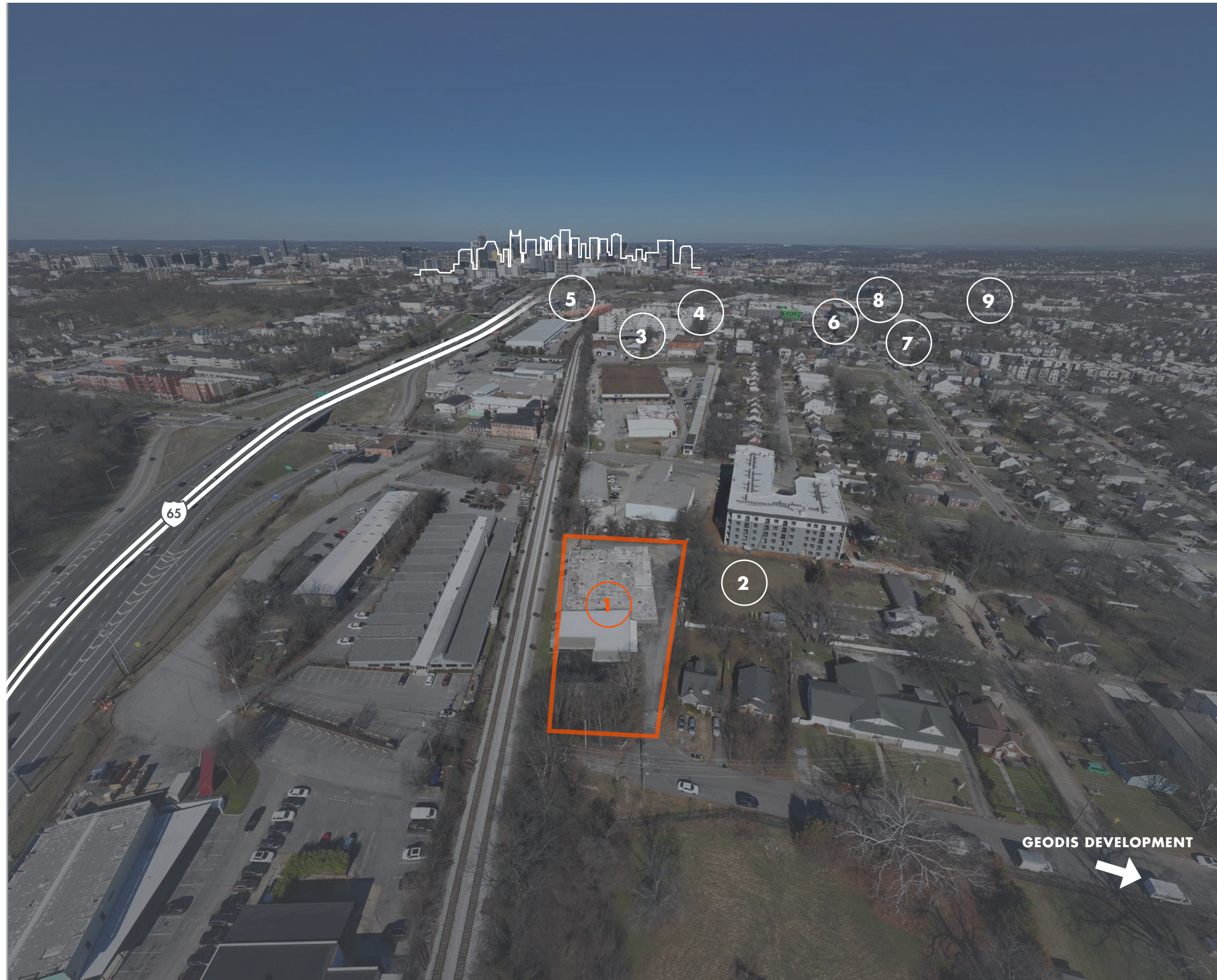
Davidson County

638 Benton Ave is a 1.42-acre building containing about 31,000 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



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