

±50,026 SF Available

5-Building Industrial Leasing Opportunity in
Wedgewood-Houston

650 Southgate Ave, Nashville, TN 37203



HIGHLIGHTS

- (5) Buildings Totaling ±50,026 SF
 - ±7,136 SF Two-Story Office
 - ±36,388 SF Warehouse across 4 buildings
 - ±6,502 SF covered storage area
- Expected Availability April 1, 2027
- Lease Rate: \$10.00/SF NNN
- 2026 Estimated Operating Expenses:
 - Insurance: \$0.63/SF
 - Taxes: \$1.54/SF
- Building 1: ±7,136 SF Two-Story Office Building
- Building 2: ±1,290 SF Warehouse Building
 - 10-12' Clear Height
 - (1) Dock Door
- Building 3: ±8,330 SF
 - 18'-20' Clear Height
 - Clear Span
 - Minimal Office
 - Suspended Gas Warehouse Heaters
 - (1) 14' x 14' Drive-in Door
 - (1) 14' x 14' Door with Dock Loading Platform
- Building 4: ±9,768 SF
 - ±1,500 SF Office/Sales Counter Space
 - (1) 12' x 10' Drive-in Door
 - (1) 14' x 12' Drive-in Door
 - 16' Clear Height
- Building 5: ±17,000 SF
 - (2) 3-Ton Overhead Cranes
 - (1) Single-Girder Overhead Bridge Crane w/ Electric Chain Hoist
 - 20' Clear Height
 - (2) 16' Tall Drive-In Doors
 - Ability to drive through the building
- Prime location in Wedgewood-Houston



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Exclusively listed by:

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**CHARLES
HAWKINS CO.**

Building 1



Building 2



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Building 3



Building 4



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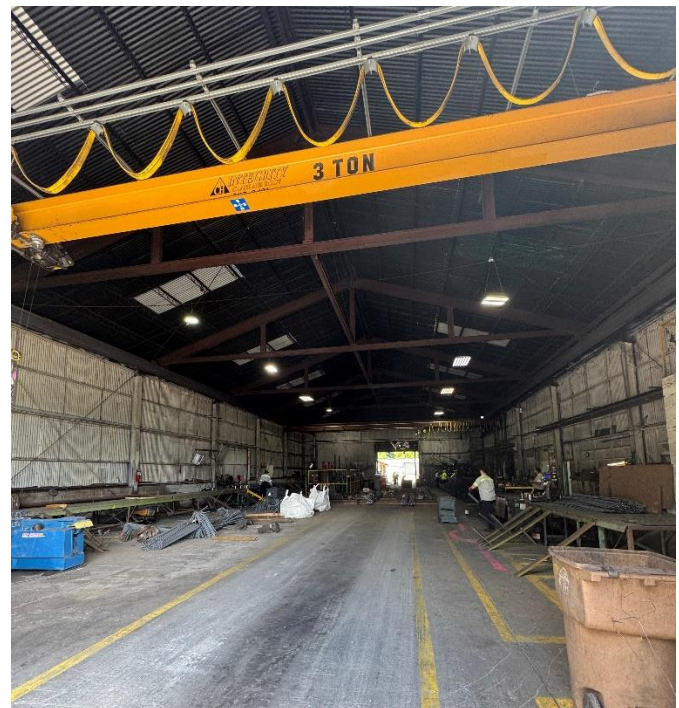
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Building 5



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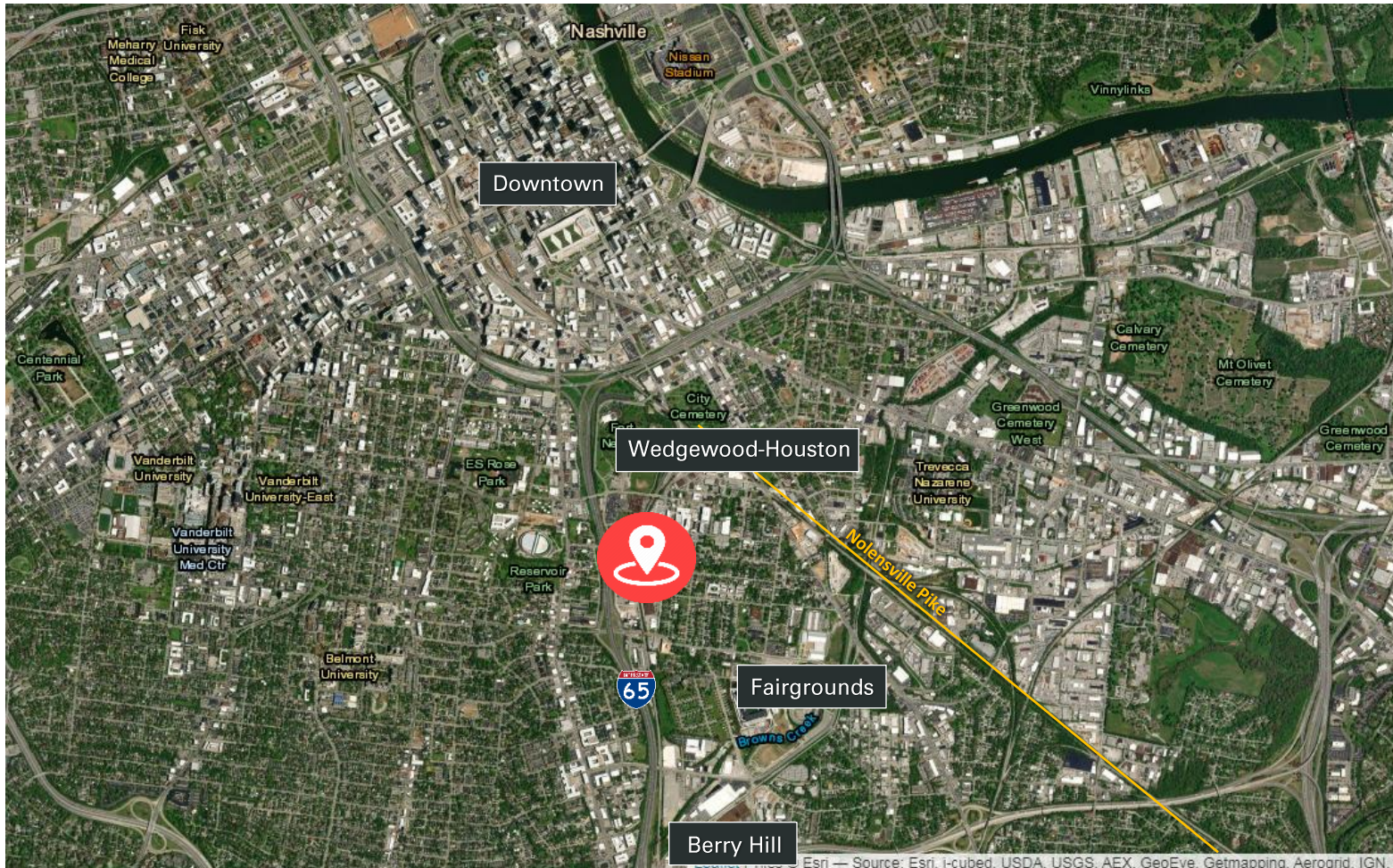
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