

FOR SALE

±9,900 SF Available

Prime Opportunity to Purchase an Industrial Building in Nashville's Urban Core

644 Mainstream Drive, Nashville, TN 37228



HIGHLIGHTS

- ±9,900 SF Available
- ±2,000 SF Office
- Sale Price: Contact Broker
- (1) Dock door
- (2) Drive-in doors
- Fenced, secure parking
- ±1.17 Acres
- 16' - 18' Clear Height
- 18 Parking Spots
- Built in 1980
- Zoned IWD
- 2 Hanging Gas Heaters
- Fluorescent Lighting
- Brick and Precast Concrete Construction
- Located off Rosa L. Parks Blvd. in MetroCenter
- Easy interstate access to I-40 and I-65
- Minutes from downtown Nashville



Clancy Hoban, CCIM
First Vice President
O: 615.345.7219
choban@charleshawkinsco.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189
charleshawkinsco.com

For Sale
±9,900 SF Available
Industrial Space

644 Mainstream Drive
Nashville, TN 37228
Davidson County

CHARLES
HAWKINS CO.

PHOTOS



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EXCELLENT ACCESS

One of North Nashville's strongest advantages is its position within the Nashville metro's transportation network. The area provides immediate access to Interstate 24, Interstate 65, Briley Parkway, and Interstate 40, allowing efficient distribution throughout Tennessee and the Southeast.

Key Location Highlights

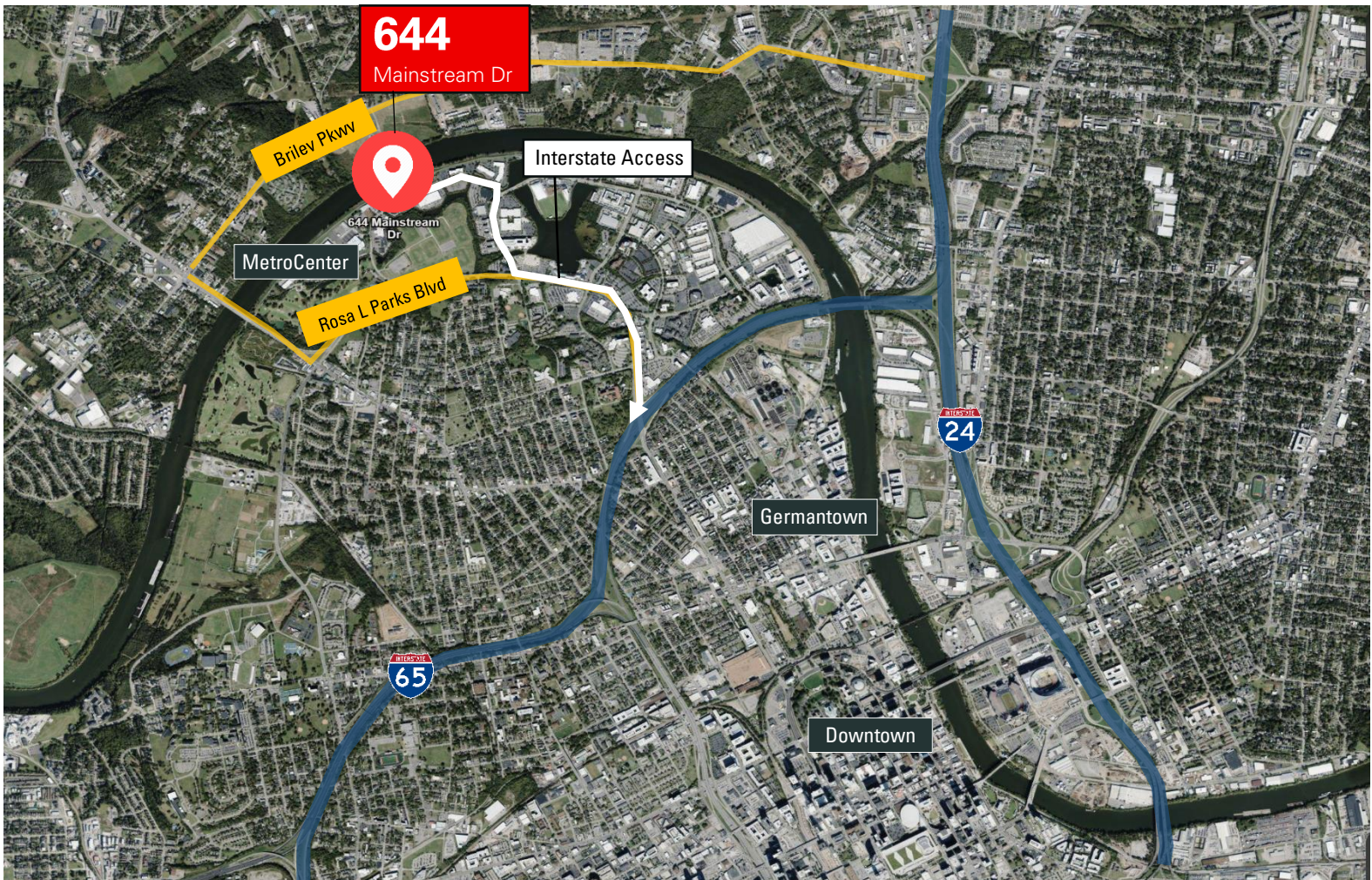
- Minutes from Downtown Nashville
- Immediate access to I-24, I-65, I-40, and Briley Parkway
- Approximately 15–20 minutes to Nashville International Airport
- Strategic Southeast distribution location

COMPELLING INDUSTRIAL OPPORTUNITY

North Nashville has emerged as one of the most attractive industrial investment submarkets in Middle Tennessee due to its strategic location, transportation infrastructure, redevelopment momentum, and proximity to Nashville's rapidly growing population and labor base.

Limited Infill Industrial Supply

As Nashville grows, developable industrial land within the urban core becomes increasingly scarce. North Nashville represents one of the few remaining infill industrial markets where users can obtain close-in access to downtown and major transportation corridors. Limited supply combined with growing demand often translates into stronger rent growth and long-term value appreciation.



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