

CHARLES  
HAWKINS CO.

AVAILABLE

OFFERING MEMORANDUM

# 7119 Centennial Boulevard

West Nashville · Nashville, Tennessee 37209

±103,873 SF

±3.53 ACRES

IR INDUSTRIAL

EXCLUSIVELY PRESENTED BY

Charles Hawkins Co.

O 615.256.3189

[charleshawkinsco.com](http://charleshawkinsco.com)



# PROPERTY SPECIFICATIONS

CHARLES  
HAWKINS CO.

|          |                                                                                                                                                                                        |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SIZE     | ±103,873 SF                                                                                                                                                                            |
| ACREAGE  | ±3.53 Acres                                                                                                                                                                            |
| LOCATION | Directly adjacent to the John C. Tune Airport in West Nashville<br><br><i>±3.5 Miles to access I-40</i><br><i>±9.4 miles to Downtown Nashville</i><br><i>±0.8 miles to Briley Pkwy</i> |

## BUILDING SPECIFICATIONS

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Zoning          | IR - flexible for distribution, manufacturing & service use |
| Office/Showroom | ±14,039 SF                                                  |
| HVAC            | 2023 (showroom/offices & warehouse build-out)               |
| Parking         | 68+ spots                                                   |
| Doors           | 10 Dock Doors   3 Drive-in Doors                            |
| Ceiling Height  | Varying (Approx. 35 ft to the top of parapet)               |
| Sprinklered     | Yes, wet system                                             |
| Build           | 2023 Tornado Rebuild                                        |

### A rebuilt infill industrial asset in West Nashville.

Charles Hawkins Co. is pleased to present 7119 Centennial Boulevard, a ±103,873 square-foot infill industrial facility on ±3.53 acres in West Nashville's established Charlotte Park / Cockrill Bend corridor. Rebuilt and re-fit in 2023, the IR-zoned asset pairs modern warehouse, office and showroom space with an irreplaceable location — directly adjacent to John C. Tune Airport and minutes from Briley Parkway and Interstate 40. The building is well-suited to distributors, manufacturers, contractors and service-related users seeking a turnkey West Nashville footprint.

- **Scarce infill site in a supply-constrained West Nashville corridor**
- **Backed by a 262M+ SF Nashville industrial market at 4.4% vacancy**

**PRICING: CONTACT BROKERS**



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## EXTERIOR PHOTOS

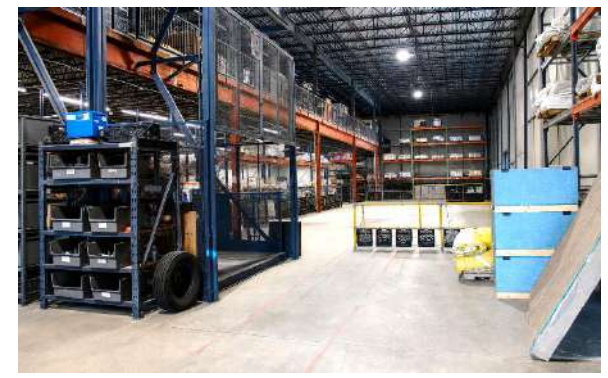
## Frontage and Presence on Centennial Blvd.





## INTERIOR PHOTOS

Warehouse, office and showroom in one asset.



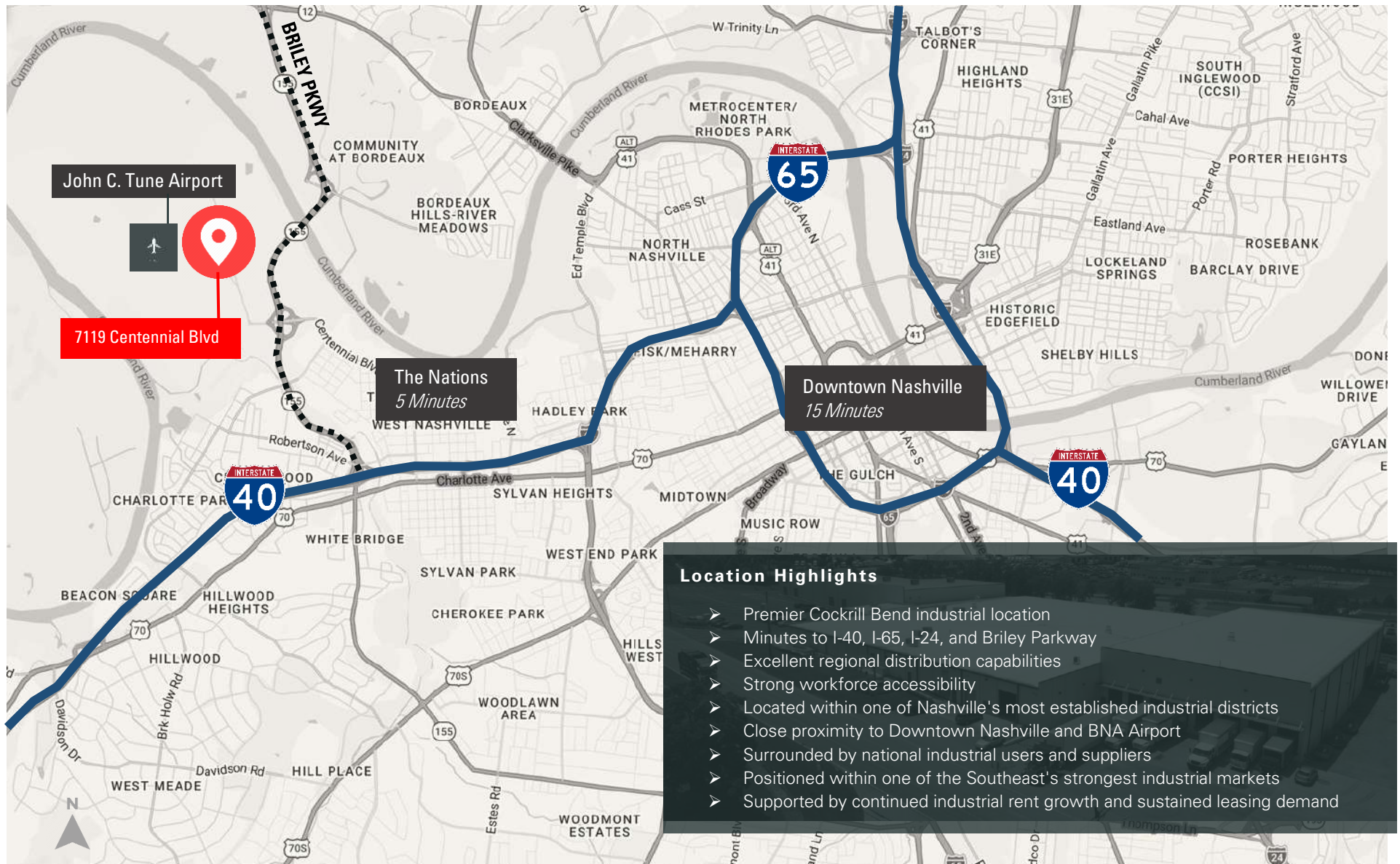


# DRONE PHOTOS





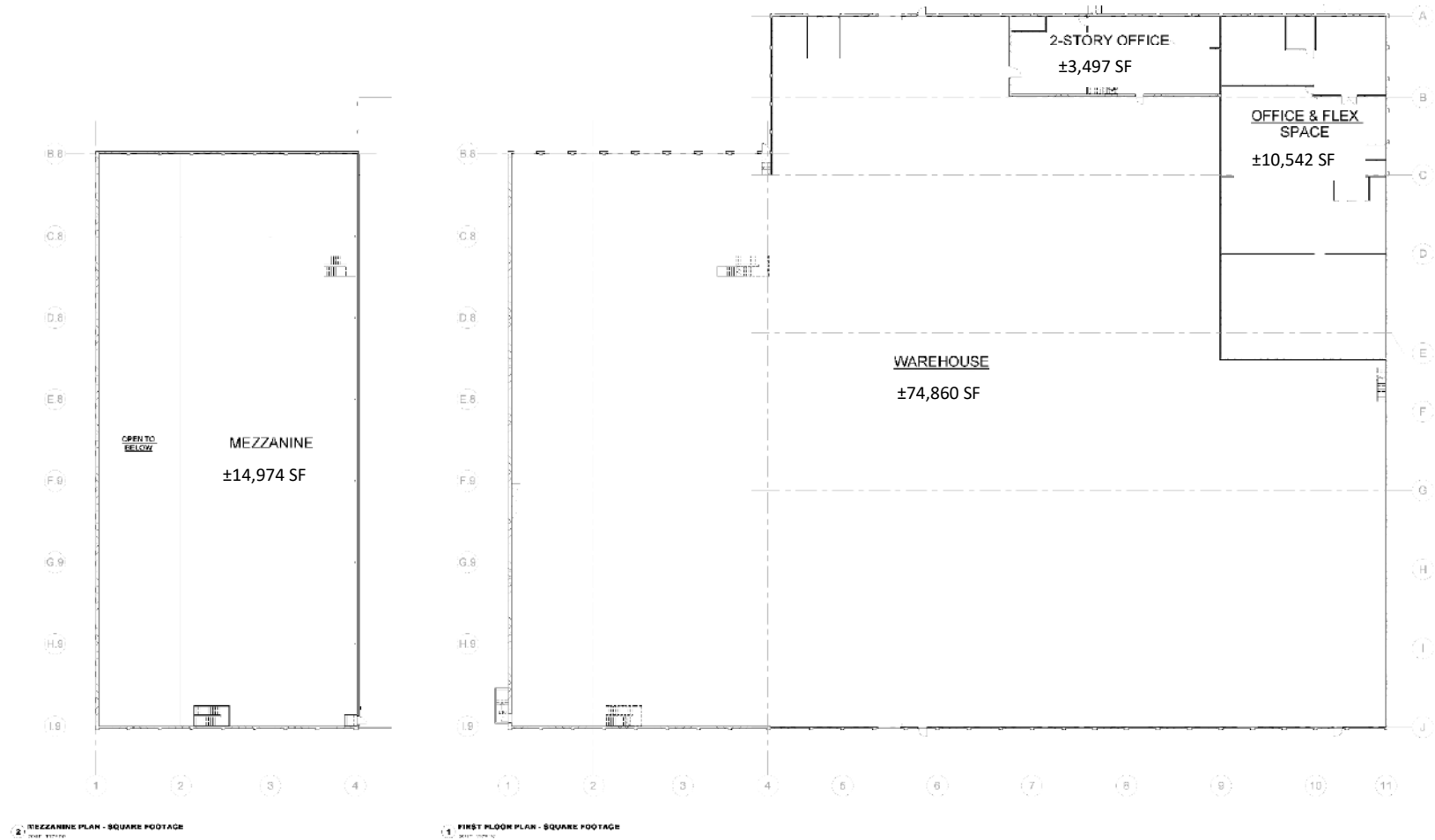
# LOCATION MAP



# FLOOR PLAN

±89,834 ±14,974 ±14,039

WAREHOUSE SF MEZZANINE SF OFFICE/SHOWROOM SF



# A strategic infill position for industrial users.

Located in Nashville's established West Nashville / Charlotte Park industrial corridor, 7119 Centennial Blvd offers industrial users a strategic distribution and manufacturing location with immediate access to major transportation infrastructure, a strong labor pool, and one of the Southeast's fastest-growing economies. The property sits within the IR-zoned Cockrill Bend district, home to numerous warehouse, manufacturing, logistics, and service-related businesses.



KEY DISTANCES

|                         |          |
|-------------------------|----------|
| John C. Tune Airport    | Adjacent |
| Briley Parkway (TN-155) | ±0.8 mi  |
| Interstate 40 Access    | ±3.5 mi  |
| Downtown Nashville      | ±9.4 mi  |

5 min  
TO THE NATIONS

15 min  
TO DOWNTOWN

INTERSTATE REACH

Centennial Blvd feeds directly into the Briley Parkway (TN-155) interchange and I-40 — east to downtown and BNA (~20 min), west toward Memphis.

REGIONAL CORRIDORS

I-24 and I-65 are reached via the downtown interchange, connecting operations to markets across the entire Southeast.

GROWTH SUBMARKET

The Nations is West Nashville's fastest-growing neighborhood, with Centennial Boulevard as its commercial spine.



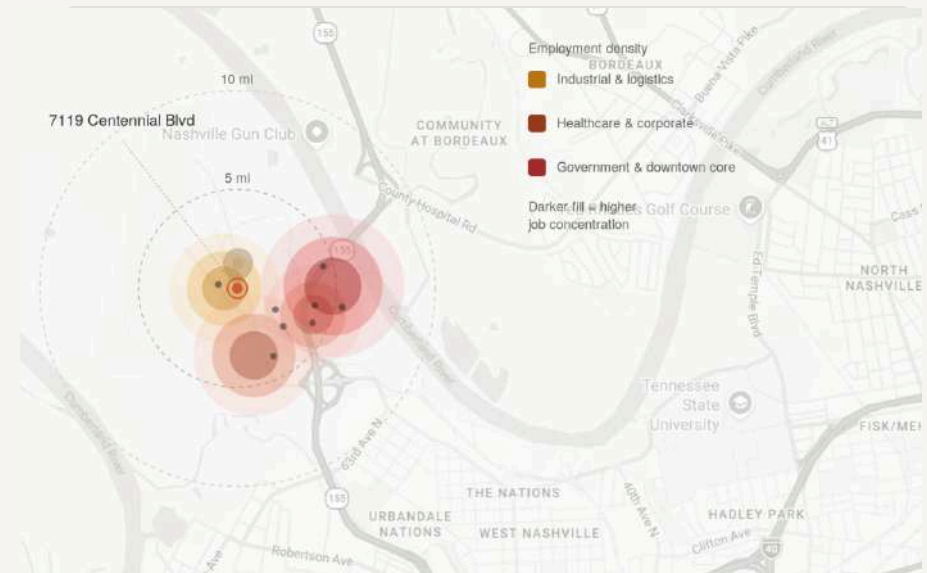
## Consistent local access, direct interstate reach.

| ROADWAY                       | AADT (VEH/DAY)  | DISTANCE        |
|-------------------------------|-----------------|-----------------|
| <b>Centennial Blvd</b>        | 14,000–17,000   | <b>Adjacent</b> |
| <b>Athens Way</b>             | 9,000–11,000    | 0.3 mi          |
| <b>Briley Pkwy (TN-155)</b>   | 95,000–110,000  | 1.5 mi          |
| <b>Interstate 40</b>          | 145,000–170,000 | 2.5 mi          |
| <b>Charlotte Pike (US-70)</b> | 33,000–40,000   | 2.0 mi          |
| <b>White Bridge Pike</b>      | 20,000–26,000   | 2.5 mi          |

Briley Parkway carries nearly 100,000 vehicles per day, creating outstanding regional connectivity to I-40, I-65, and Nashville International Airport. Interstate 40 — one of Tennessee's busiest freight corridors at 150,000+ vehicles daily — offers excellent east-west distribution reach across the Southeast.

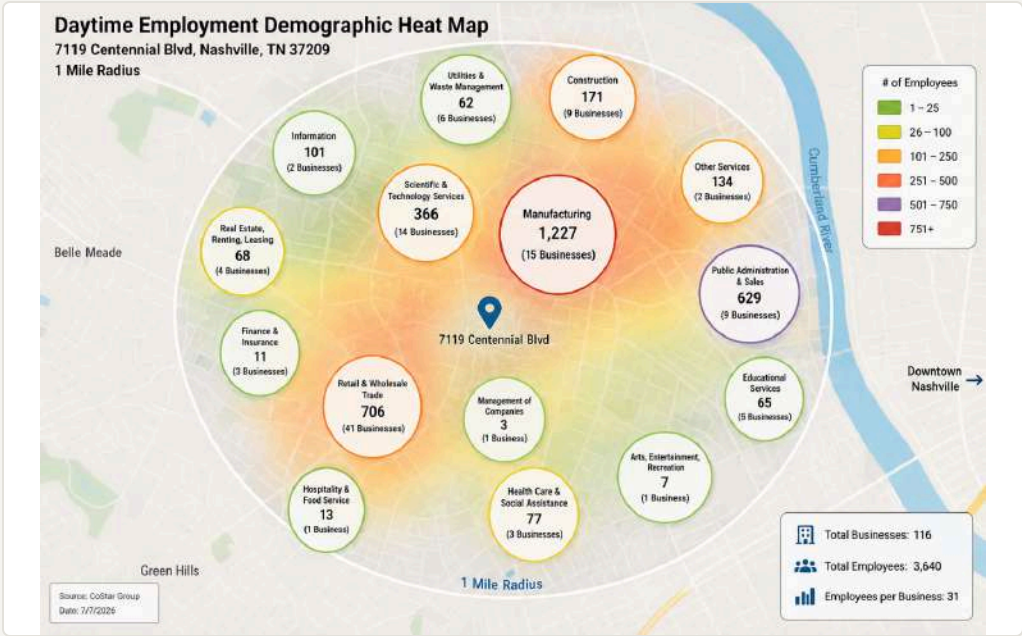
### INDUSTRIAL SIGNIFICANCE

- Excellent truck accessibility without relying solely on neighborhood streets
- Fast connections to Nashville's full interstate system
- High employee accessibility from multiple residential areas
- Strong visibility for service-oriented industrial businesses
- Efficient access to downtown, the northwest industrial submarket, and regional freight corridors



Strong fundamentals, a deep labor pool.

|                                  |                      |                              |                                   |
|----------------------------------|----------------------|------------------------------|-----------------------------------|
| 262M+ SF<br>INDUSTRIAL INVENTORY | 4.4%<br>VACANCY RATE | 950,000 SF<br>NET ABSORPTION | 4.7–8.8M SF<br>UNDER CONSTRUCTION |
|----------------------------------|----------------------|------------------------------|-----------------------------------|



5-MILE DEMOGRAPHICS · COSTAR 2025 EST.

|                                       |                              |
|---------------------------------------|------------------------------|
| 113,405<br>POPULATION · +5.8% BY 2030 | \$76,473<br>MEDIAN HH INCOME |
| 46.5%<br>BACHELOR'S+ (25+)            | 34.9<br>MEDIAN AGE           |

EMPLOYMENT DENSITY

- 0–1 mi Predominantly industrial — distribution, manufacturing and transportation firms; daytime workforce far exceeds residents.
- 1–3 mi Cockrill Bend industrial base plus significant healthcare and commercial employment along Charlotte Pike.
- 3–5 mi Downtown & Midtown employment centers — Amazon, FedEx, UPS, Sysco, Nissan, VUMC and Ascension Saint Thomas.

MAJOR EMPLOYERS IN THE AREA

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |





**7119 CENTENNIAL BLVD**

NASHVILLE, TN

**±103,873 SF INDUSTRIAL BUILDING**

Robert Stout, SIOR  
Shareholder, First Vice President  
C: (615) 397-3138  
rstout@charleshawkinsco.com

Kevin Irwin, SIOR  
Senior Vice President  
C: (407) 408-5676  
kirwin@charleshawkinsco.com

Clancy Hoban, CCIM  
First Vice President  
O: (615) 345-7219  
choban@charleshawkinsco.com

Jackson Paisley  
Vice President  
C: (931) 644-0689  
jpaisley@charleshawkinsco.com

McNeill Stout  
Vice President  
C: (615) 403-8034  
mstout@charleshawkinsco.com

Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204  
O: (615) 256-3189  
www.charleshawkinsco.com

**CHARLES  
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*Show Up. Care. Deliver.*