



COMPASS
COMMERCIAL

430 Haynie Ave, Nashville, TN 37207

2,500 SF UNIT AVAILABLE | \$22.00 SF/YR NNN





430 Haynie Ave

±2,500 SF Warehouse/Flex Space Available

Strategically located in Nashville's North Submarket with convenient access to I-24 and I-65, this ±2,500 SF warehouse/flex unit offers a functional layout for contractors, distributors, and light industrial users. The space includes approximately ±500 SF of office area, a 10' x 12' drive-in door, 20'+ clear heights, and 200-amp, 3-phase power.

Fully conditioned throughout, the property provides a comfortable working environment with the flexibility to accommodate a variety of operational needs.

Leasing Rate: \$22.00/SF/YR NNN



Demographics:

Population: 5 miles - 198,034
Households: 5 miles - 85,369
Avg Household Income - \$82,450
Traffic Vol., Brick Church Pk: 14,488

Key Details

Size: 2,500 SF
Warehouse/Flex Space: 2,000 SF
Office Space: Roughly 500 SF
Bathroom: 1
Roll Up Door: 10x12
Conditioning: Fully conditioned
Ceiling Height: Approx. 20 ft.
Power: 200 amp, 3-phase
Property Type: Industrial
Usage: Warehouse
Year Built: 2021



Wes Wray

Leasing Specialist
 M: 270.320.7522
 O: 615.475.5616
wes@realequitycre.com



Jamie Brandenburg

Commercial Real Estate Advisor
 M: 615.487.2100
 O: 615.475.5616
jamie@realequitycre.com

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