

149 Park South Ct

Nashville, TN 37210

Building For Sale



*Parcel Lines Approximate

MATTHEWSTM

Exclusively Listed By

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MATTHEWS™



Investment Highlights

Property Highlights

149 Park South Ct offers a rare owner-user or investment opportunity to acquire an $\pm 11,805$ SF flex-industrial facility on ± 0.83 acres in Nashville, Tennessee for \$3,375,000. The property features $\pm 4,585$ SF of warehouse space and an expansive $\pm 7,220$ SF office component, providing a unique blend of operational and headquarters functionality. The warehouse includes $\pm 17'$ 2" clear height, 3-phase power, one 10' x 12' dock-high door, and one ramped 10' x 12' drive-in door. With its infill Nashville location, substantial office presence, functional warehouse space, dual loading configuration, and sizable site, 149 Park South Ct presents an attractive opportunity for an owner-user or investor seeking a well-rounded industrial facility in a supply-constrained market.

Property Highlights

- **$\pm 11,805$ SF Infill Nashville Facility** — Highly functional industrial building positioned minutes from Downtown Nashville and major transportation corridors.
- **$\pm 7,220$ SF of Office Space** — Significant existing office component provides an opportunity for an owner-user seeking a headquarters-style facility without starting from scratch.
- **$\pm 4,585$ SF Warehouse** — Dedicated warehouse footprint with $\pm 17'$ 2" clear height, 3-phase power, and both dock and drive-in loading.
- **Dual Loading Configuration** — 1 dock-high door + 1 ramped drive-in door, offering flexibility for shipping, receiving, equipment, and daily operations.
- **± 0.83 -Acre Site** — Opportunity to acquire an industrial property with a substantial site in an established Nashville location.
- **Owner-User Opportunity** — A compelling option for a business looking to control its real estate while establishing a long-term Nashville operating base.
- **Built for More Than Storage** — The combination of extensive office space, warehouse functionality, loading, power, and infill location makes the property well suited for a variety of industrial, service, showroom, or headquarters-oriented users.





FleetPride **JEFFCO**
HEAVY DUTY PARTS & SERVICE FLOORING & SUPPLY

WHITE CAP **ABC**
Supply Co. Inc.

TruckPro **Duncan Parnell** **cowan**

FERGUSON
Light Bulb Depot
Baker
Distributing Company

East Coast **prologistix**
METAL DISTRIBUTORS by employbridge

Nashville International Airport
±6.6 Miles Away

BESTONE **MIDSOUTH**
HYDRAULICS

REPUBLIC **NAPA**
SERVICES

Win supply **SCI**

Nashville School of the Arts
±570 Students

Falls at Mill Creek
±204 Units

SOUTHSIDE
TOWING & RECOVERY INC

AllSouth **CNMG**
A Best Medical International company

ExtraSpace **SOUTHERN**
Storage TURF CO.

Glenview Elementary
±580 Students

Subject Property

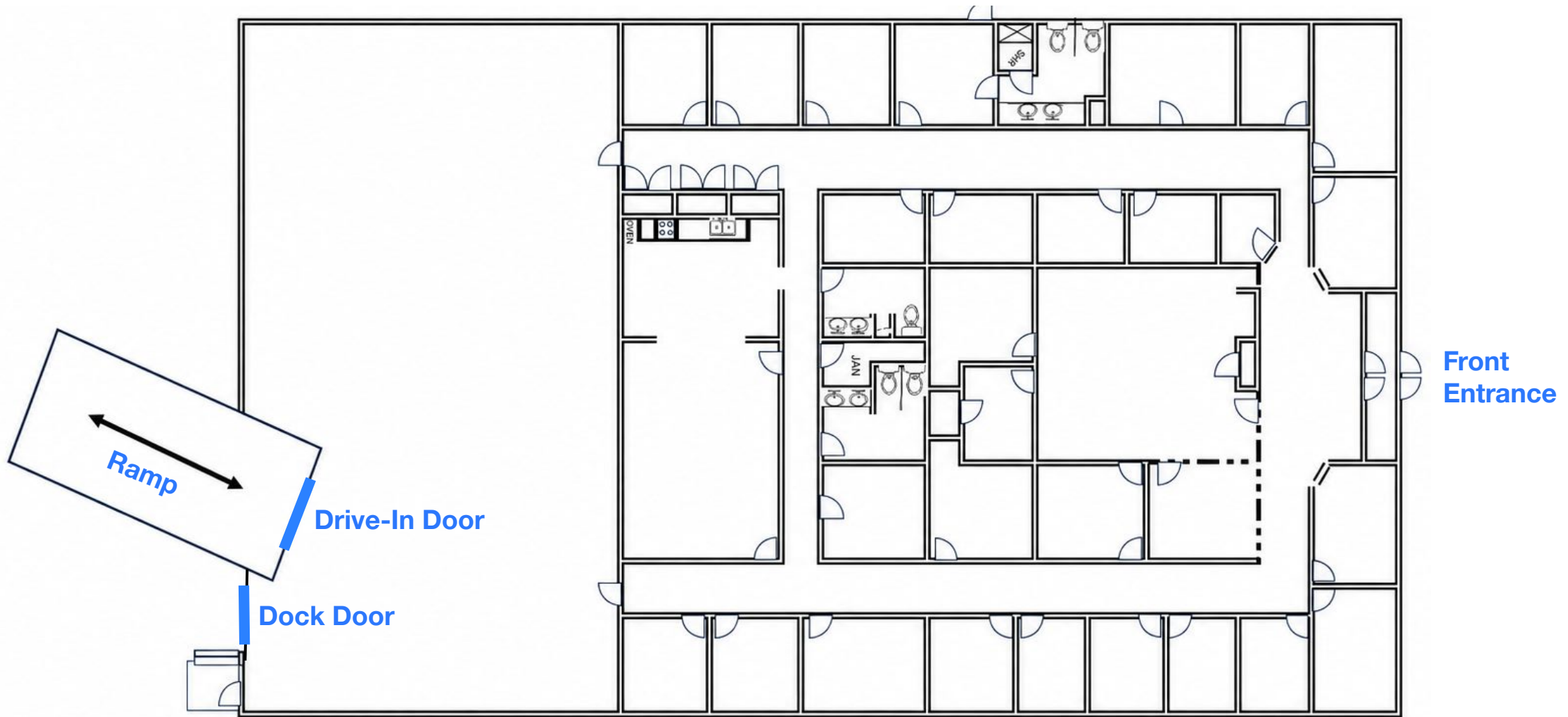
Tollson Inc

Shadowbluff Apartments
±220 Units

Transportation Access
The site sits approximately ±2.2 miles from the nearest access ramp to State Route 155 at Elm Hill Pike, and roughly ±2.5 miles from primary access points to Interstate 40 (I-40) via Spence Lane and Donelson Pike.

Google Earth

Site Plan



Property Summary

149 Park South Ct Nashville, TN 37210

\$3,375,000

List Price

Total Building Area	±11,805 SF
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Warehouse SF	±4,585 SF
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Office SF	±7,220 SF
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Docks	1 (10' W x 12' H)
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Drive-Ins	1 (10' W x 12' H)
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Clear Heights	±17' 2"
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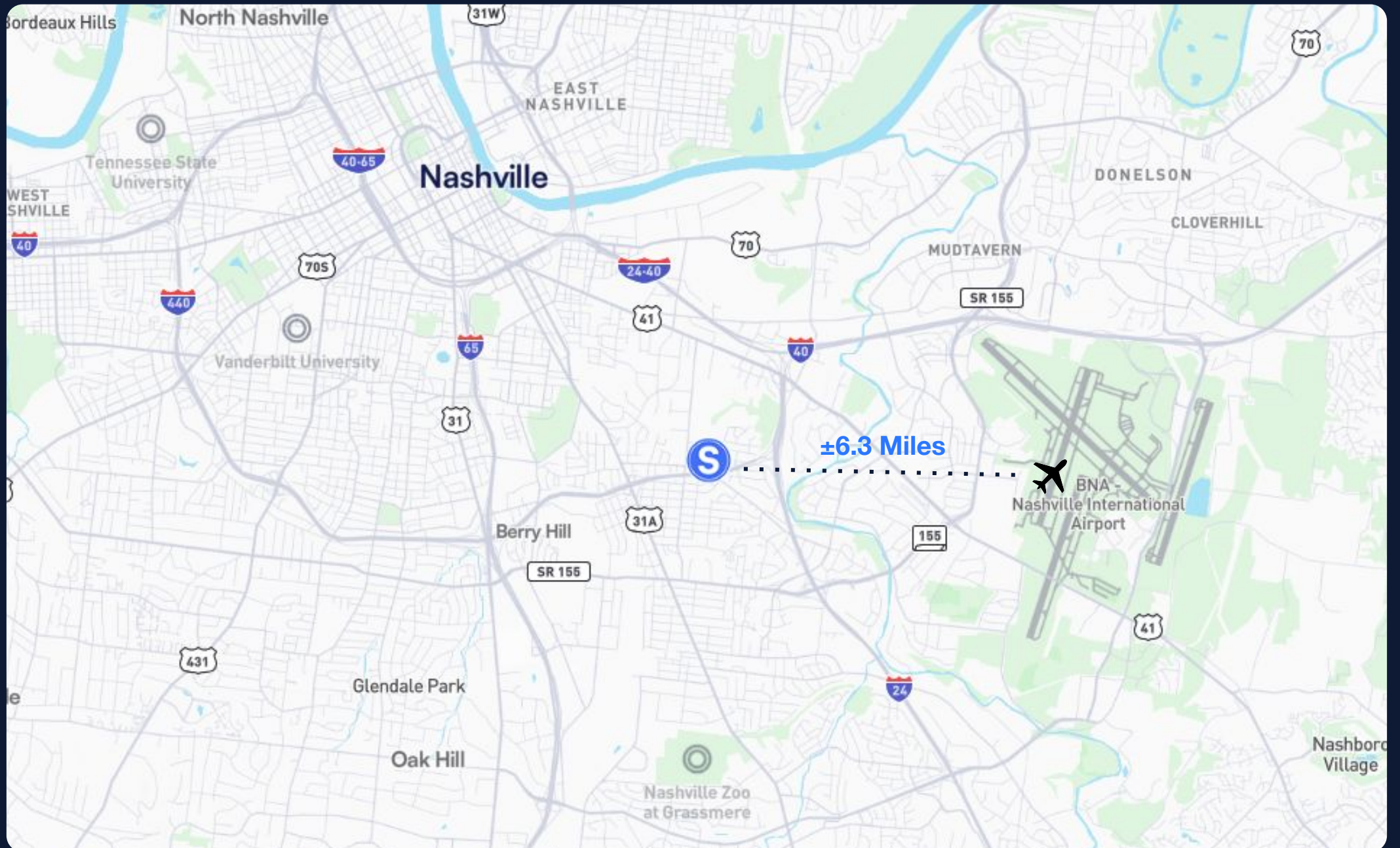
Power	3-Phase Power
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Acres	±0.83 Acres
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Market Overview

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 149 Park South Ct, Nashville, TN, 37210 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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