



For Sale or Lease

42,500 SF on 2.05 AC

Urban Industrial Space

Rare User/Redevelopment Opportunity

Located in the Heart of Historic Germantown

1205 & 1216-1220 3rd Avenue North

Nashville, Tennessee 37208

1205 3rd Avenue North
42,500 SF Building
1.67 AC

1216-1220 3rd Avenue North
0.38 AC Total Across
Three Parcels

3rd Avenue North

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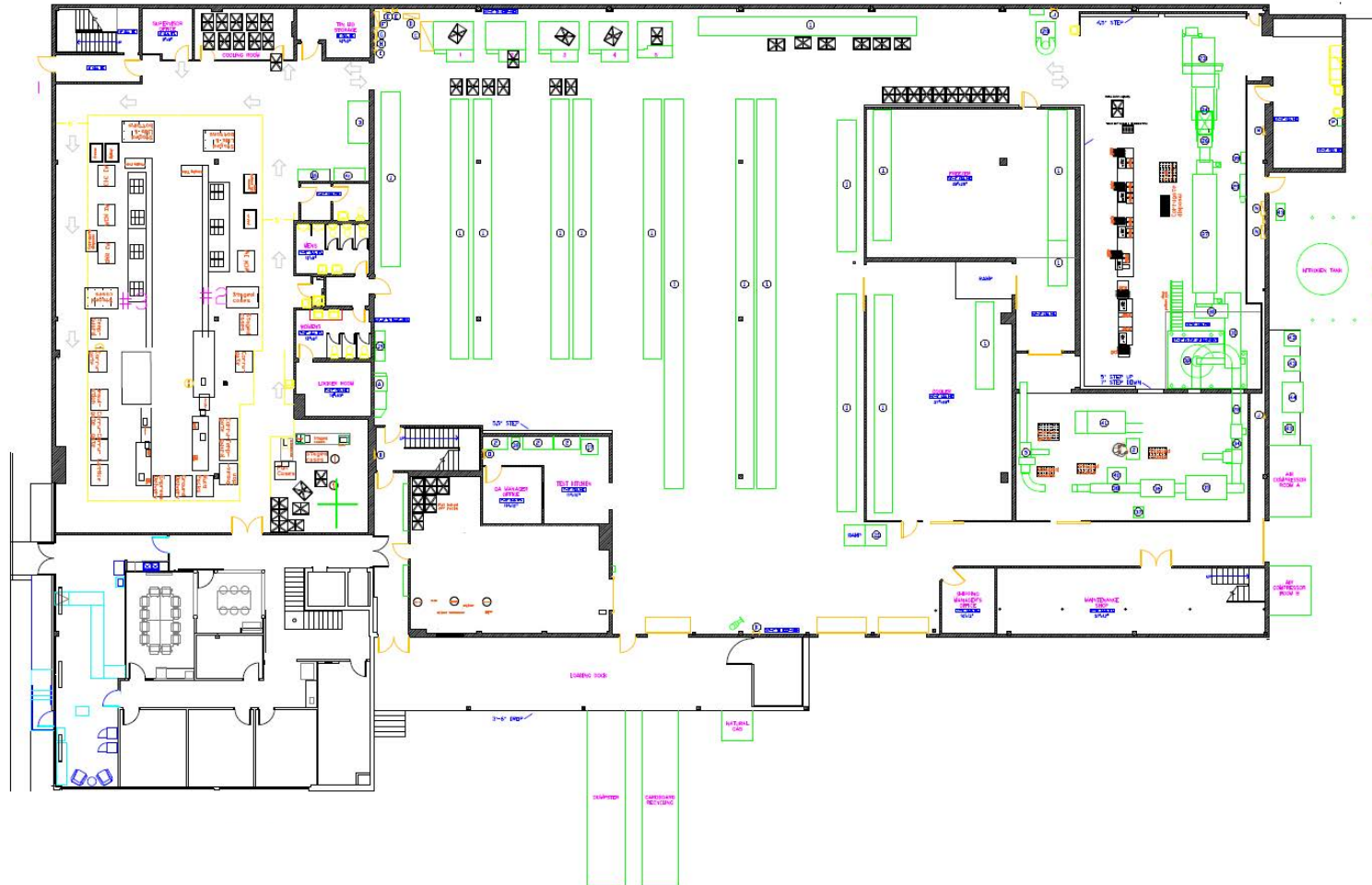
PROPERTY HIGHLIGHTS

- + Rare Chance for Redevelopment in One of Nashville's Most Charming, Sought-After Neighborhoods
- + Current food processing and warehouse facility
- + Zoned IR (Industrial) / UZO (Urban Zoning Overlay)
- + Ease of access and proximity to major city attractions and amenities such as Lower Broadway, River North, Nissan Stadium, TopGolf, First Tennessee Park, the Farmer's Market, Bridgestone Arena, Ryman Auditorium, Brooklyn Bowl

SQUARE FEET	42,500 SF Total - 1st Floor: 26,700 SF Warehouse / 3,500 SF Office - 2nd Floor: 12,300 SF Office
ACREAGE	2.05 Acres Total - 1205 3rd Avenue North: 1.67 AC - 1216 3rd Avenue North: 0.12 AC - 1218 3rd Avenue North: 0.12 AC - 1220 3rd Avenue North: 0.14 AC
ZONING	IR (Industrial) / UZO (Urban Zoning Overlay)
PARKING	1/1,000 Parking Ratio (Surface)
LOADING	Six (6) City Dock Positions Two (2) Full Size Dock Positions One(1) Drive-In Ramp
CLEAR HEIGHT	25'
COLUMN SPACING	30'x50'
LIGHTING	T-5
SPRINKLERS	Fully Sprinklered
ELECTRICAL	1600 Amp 3-Phase Power

FIRST FLOOR

MADISON STREET

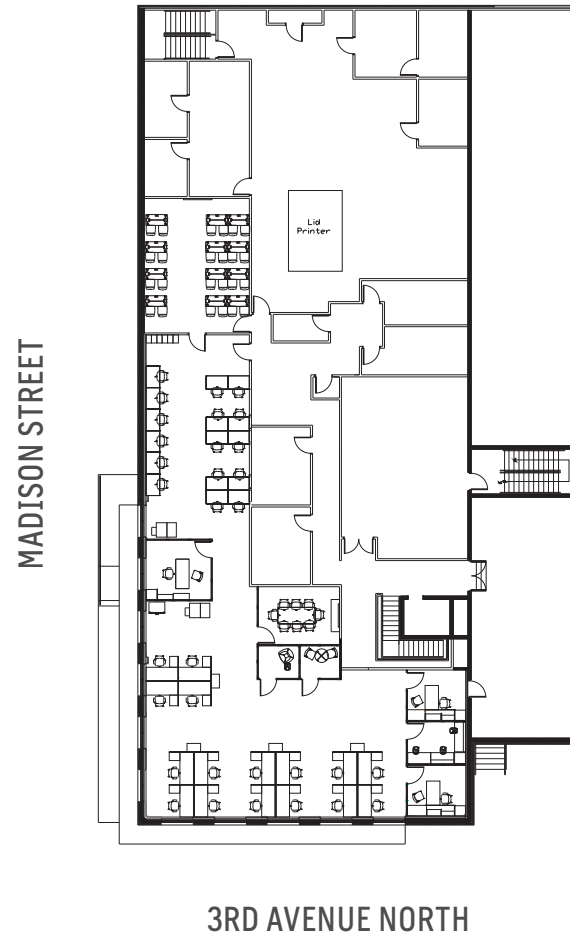


3RD AVENUE NORTH

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SECOND STORY OFFICE





REALSITE
COMMERCIAL

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26,700 SF INDUSTRIAL / WAREHOUSE SPACE



12,300 SF OFFICE SPACE

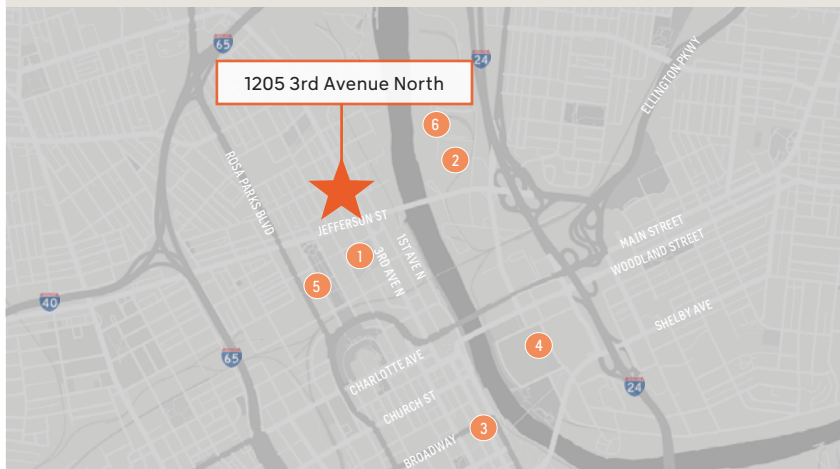


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NEARBY AMENITIES

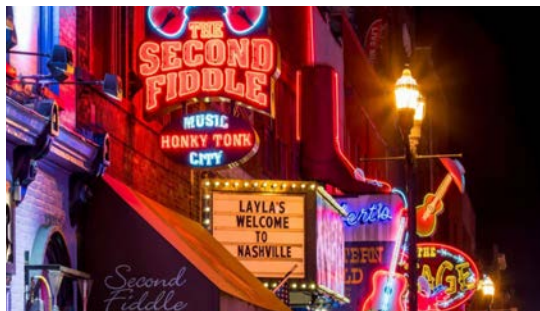
Nestled in the heart of Nashville's most authentic urban neighborhood, 1205 3rd Avenue North offers an unparalleled opportunity for business owners and their teams. This vibrant neighborhood features superb restaurants, trendy coffee shops, and charming boutiques, including popular spots like Brooklyn Bowl, Geist, City House, The Optimist, and Barista Parlor. With its seamless blend of residential and commercial buildings, Germantown is renowned for its ease of access and proximity to Downtown Nashville and top attractions such as Lower Broadway, River North, Nissan Stadium, TopGolf, First Horizon Park, the Farmer's Market. Any business at 1205 3rd Avenue North will be at the epicenter of Nashville's dynamic lifestyle and vibrant culture.



1 First Horizon Park - 0.3 Miles



2 TopGolf - 0.7 Miles



3 Lower Broadway - 1.3 Miles



4 The New Nissan Stadium - 1.5 Miles



5 Nashville's Farmer's Market - 0.8 Miles



4 River North Development - 1.1 Miles

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