



For Sale


7,164 SF on 0.43 AC

Warehouse & Office Space in West Nashville

6030 Neighborly Avenue

Nashville, Tennessee 37209

Madison Wenzler

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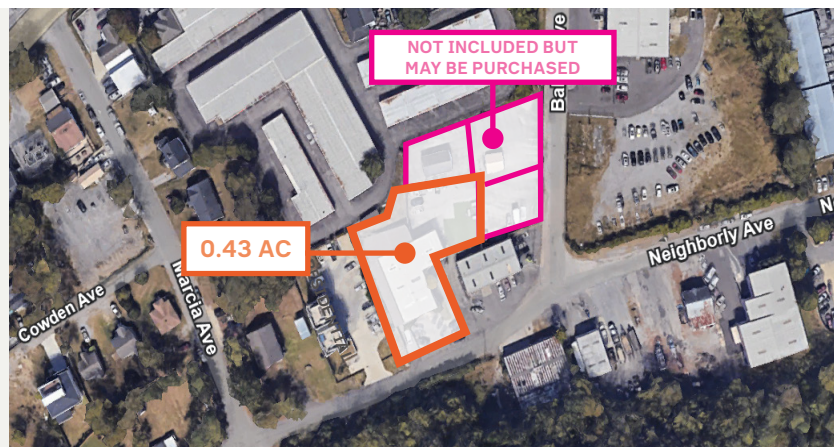
For Sale
7,164 SF Building Size
0.43 AC Lot Size

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PRICE REDUCED: \$2,950,000

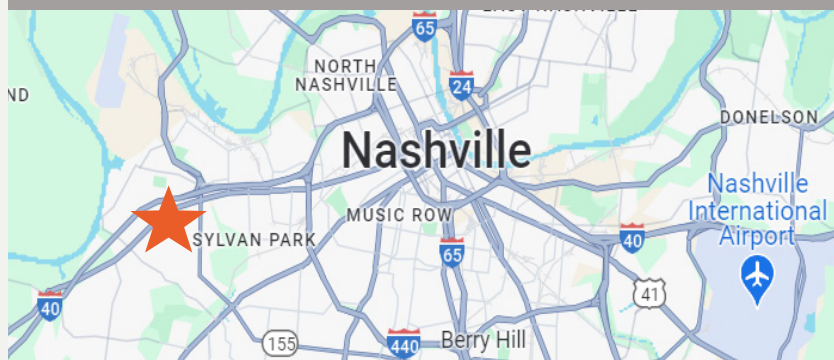
- + 7,164 SF ON 0.43 ACRES
- + CONVENIENT LOCATION RIGHT OFF CHARLOTTE PIKE IN WEST NASHVILLE
- + 0.8 MILES TO I-40
- + 5.3 MILES TO DOWNTOWN NASHVILLE
- + ZONED SP
- + EXCESS LAND ALLOWING FOR EXPANSION OR FUTURE DEVELOPMENT
- + THREE ADDITIONAL PARCELS TOTALING 0.30 ACRES ARE NOT INCLUDED BUT MAY BE PURCHASED



1.9 MILES
to The Nations

5.3 MILES
to Downtown Nashville

4.9 MILES
to Vanderbilt University



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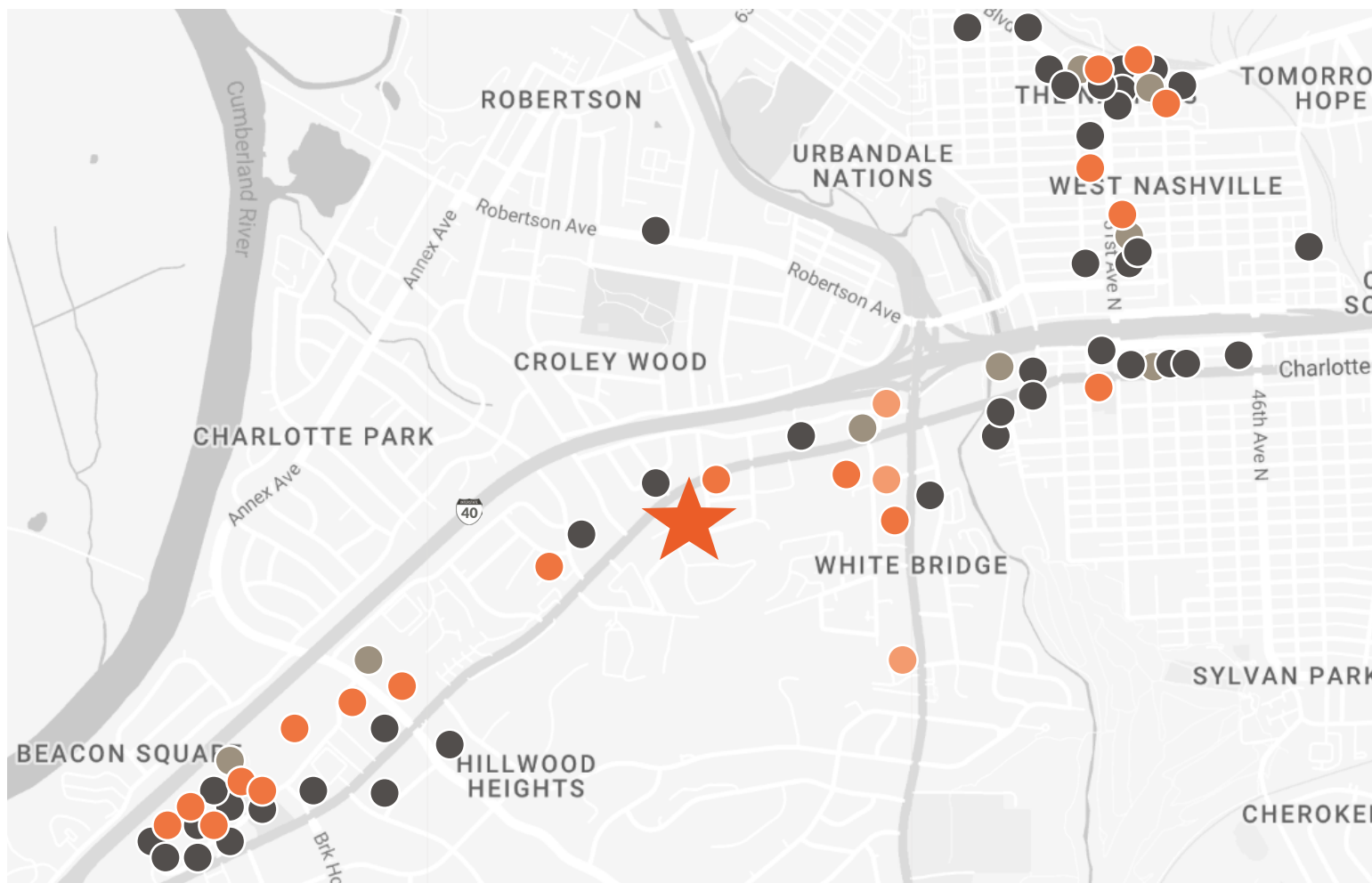
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PROPERTY DETAILS:

- + **7,164 SF BUILDING:**
 - Two Story Offices
 - One (1) Dock High Door
 - One (1) Drive In Door
 - Fully Air-Conditioned Warehouse
 - Exterior Canopy Roof Add-On For Storage
- + **0.43 ACRES FACING NEIGHBORLY AVENUE**
- + **FULLY PAVED**
- + **AMPLE PARKING**
- + **ADJACENT LAND CAN BE MADE AVAILABLE**

LOCATION OVERVIEW



NEARBY AMENITIES

DINING

Maru Sushi & Grill
 Brotherly Love
 Cheesesteaks
 Daddy's Dogs
 Frothy Monkey
 51st Deli
 Bringles Smoking Oasis
 The Nations Bar & Grill
 Nicky's Coal Fired
 Jeni's Splendid Ice Creams
 Southern Grist Brewing Co
 Centennial Cafe
 Red Bicycle
 51 North Taproom
 Gio's Chicago Pizza
 Hathrone

StreetCar
 Headquarters
 Big Bad Breakfast
 615 Pizza & Pasta
 The Ridge
 Hattie B's Hot Chicken
 Wendell Smith's
 Pig & Pie
 Best of India
 Firehouse Subs
 Chicago Style Gyros
 Java Breeze
 Coldstone Creamery
 Crumbl Cookies
 Donatos Pizza
 LongHorn Steakhouse

NY Pie
 Buffalo Wild Wings
 IHOP
 Starbucks
 Benji's Bagel & Coffee
 Fat Bottom Brewing
 Rock N' Dough
 CoCo's Italian Restaurant
 Bobby's Dairy Dip
 Waldo's Chicken & Beer
 Natural Mix

RETAIL

ABLE
 Haven Hair Company
 The Turnip Truck
 Kroger
 Sprintz Furniture
 Aldi
 At Home
 Publix
 The Tile Shop
 Costco
 Target
 World Market
 Old Navy
 Ohana Hair
 Willow Bride

FITNESS

Planet Fitness
 CrossFit Breakthrough
 Poe's Gym
 Carbon Performance
 Studio Pilates Nashville
 Orangetheory Fitness
 360 Fitness Coaching
 Hot Yoga Nashville

HOTELS

Best Western Plus
 Holiday Inn Express
 Days Inn



CONTACT US

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