


**FOR SALE**  
**\$13,250,000**

 **NASHVILLE TENT & AWNING CO.**  
Since 1884

**1727 ELM HILL PIKE**

54,425 SF | 3.87 acres

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS



**54,425**  
SQUARE FEET

**3.87**  
ACRES

**7,185 SF**  
OFFICE/SHOWROOM SPACE

**47,240 SF**  
INDUSTRIAL/FLEX SPACE

**INDUSTRIAL  
RESTRICTIVE - IR**  
ZONING

**167**  
PARKING SPACES

**INTERSTATE  
VISIBILITY**  
AND ADDITIONAL SIGNAGE  
ALONG HIGH TRAFFIC  
ELM HILL PIKE

**16' - 28'**  
CLEAR HEIGHTS  
THROUGHOUT WAREHOUSE

**(3) 10' X 10'**  
DOCK DOORS

**(1) 12' X 10'**  
DOCK DOOR

**(1) 12' X 10'**  
DRIVE-IN DOOR



## PROPERTY PHOTOS



**\$5.5 MILLION**

RECENT RENOVATION  
COMPLETED

**LED LIGHTING**

BRAND NEW THROUGHOUT  
ENTIRE FACILITY

**3,000+ AMPS**

3 PHASE 208 / 120V  
POWER SUPPLY

**NEW HVAC**

AND EXHAUST SYSTEM

**NEW ROOF**



# PROPERTY PHOTOS



# LOCATION



DOWNTOWN  
NASHVILLE

MASSMAN DRIVE



ELM HILL PIKE

INTERSTATE  
40

360°  
VIEW

# SITE AERIAL

DOWNTOWN  
NASHVILLE

SPENCE LANE



MASSMAN DRIVE

ELM HILL PIKE





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