

921 PERIMETER CT

NASHVILLE, TN 37214

FOR LEASE INDUSTRIAL BUILD TO SUIT OPPORTUNITY



MATTHEWS
REAL ESTATE INVESTMENT SERVICES



LEASING BROCHURE

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PROPERTY OVERVIEW



921 PERIMETER CT

NASHVILLE, TN 37214



CONTACT BROKER

LEASE RATE



±3.42 AC

LOT SIZE

THE OPPORTUNITY

Matthews Real Estate Investment Services™ is pleased to present the opportunity to lease 921 Perimeter Ct in Nashville, TN. Positioned on ±3.42 acres of land, this industrial build-to-suit opportunity is available for lease. Located in a robust area, this parcel presents a prime operational opportunity within a rapidly growing submarket and minutes away from Nashville International Airport. This parcel can be developed and leased with the adjacent parcel located at 911 Perimeter Ct.

PROPERTY HIGHLIGHTS

- **PRIME OPPORTUNITY** – Ideal opportunity for an industrial occupier looking for a built-to-suit facility in Nashville, TN.
- **FAVORABLE MARKET FUNDAMENTALS** – With limited supply of build-to-suit industrial or outdoor storage/parking opportunities, this opportunity will fit the needs of countless different users.
- **IRREPLACEABLE LOCATION** – Positioned strategically in one of the densest areas in Nashville, this facility is just over two miles from Nashville International Airport

ALSO AVAILABLE



CONTACT BROKER

SALE PRICE/LEASE RATE



911 PERIMETER CT

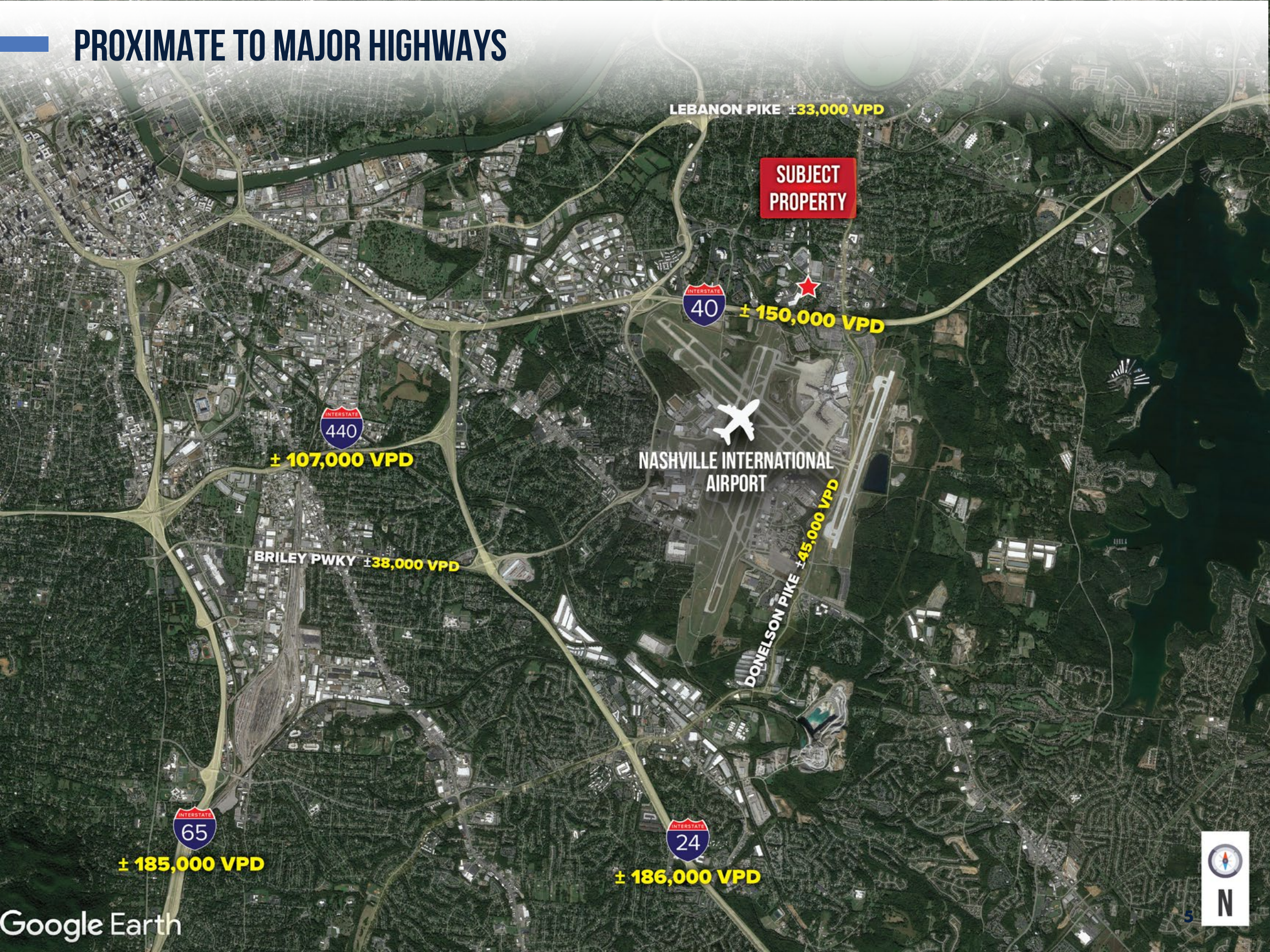
NASHVILLE, TN 37214



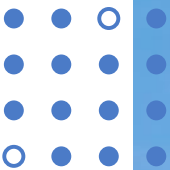
±8.99 AC

COMBINED LOT SIZE

PROXIMATE TO MAJOR HIGHWAYS



AREA OVERVIEW



NASHVILLE, TN

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

NASHVILLE RANKED #5 ON SOUTHERN LIVING’S THE SOUTH’S BEST CITIES 2023

(March, 2023)

#1 OVERALL IN REAL ESTATE PROSPECTS

(ULI & PwC, 2022)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	3,157	38,892	148,343
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	1,346	16,953	64,092
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	81,140	77,969	86,439

NASHVILLE WAS VOTED AS
“BEST UP-AND-COMING CITY”

(Hemispheres Readers’ Choice Awards 2022)





I-40 EAST - MT. JULIET
(132,430 VPD)

I-40 WEST - DOWNTOWN NASHVILLE

DONELSON PIKE (41,660 VPD)

EXPANSION OF NASHVILLE INTERNATIONAL AIRPORT (BNA)
(2.3 MILES / < 10 MINUTES FROM SUBJECT PROPERTY)

- Southwest announced expansion of Crew Base to add $\pm 1,300$ Jobs
- BNA Expansion requires an additional $\pm 3,640$ local jobs
- International Routes-Paris and Frankfurt are primary focus

$\pm 4,490$ LOCAL JOBS
CREATED FROM AIRPORT EXPANSION

± 2.3 MILES
FROM NASHVILLE INT'L AIRPORT

DISTANCE MAP



DOWNTOWN NASHVILLE

±6.8 MILES

SUBJECT PROPERTY

±2.3 MILES

**NASHVILLE
INTERNATIONAL
AIRPORT**

FRANKLIN, TN
±25.8 MILES

MURFREESBORO, TN
±34.2 MILES

LEBANON, TN
±24.5 MILES

NASHVILLE INDUSTRIAL MARKET

Nashville, Tennessee, is known for its vibrant economy and has experienced significant growth in recent years. The industrial market in Nashville has been a crucial component of this growth, driven by factors such as the city’s strategic location, transportation infrastructure, business-friendly environment, and a diverse economy.

Location and Connectivity: Nashville’s central location within the United States makes it an attractive distribution and logistics hub. It is situated along major transportation routes, including Interstates 40 and 24, which provide easy access to major markets in the Midwest, Southeast, and beyond. Nashville International Airport further enhances the city’s connectivity.

Low Vacancy Rates and Increasing Rental Rates: Nashville’s industrial market has experienced low vacancy rates and increasing rental rates in recent years due to strong demand. The limited availability of quality industrial space has led to developers and investors capitalizing on the market by constructing new facilities or repurposing existing ones.

New Developments: To meet the growing demand for industrial space, several new developments and expansions have taken place in Nashville. These include the development of industrial parks and business campuses, such as the Nashville International Airport North Site, and the repurposing of older buildings to meet modern industrial requirements.

Industry Sectors: Nashville’s industrial market caters to various sectors, including logistics and transportation, e-commerce and fulfillment, healthcare and medical devices, automotive manufacturing, printing and publishing, and food processing.

NASHVILLE INDUSTRIAL METRICS

AVAILABILITY	MARKET: 1-3 STAR	MARKET
Vacancy Rate	9.50%	12.40%
Vacant SF	6.4M	12.7M
Availability Rate	11.50%	15.70%
Available SF Total	7.7M	16.7M

DEMAND	MARKET: 1-3 STAR	MARKET
12 Mo Net Absorption SF	(821K)	(445K)
12 Mo Leased SF	2.5M	4.9M

AVAILABILITY	MARKET: 1-3 STAR	MARKET
Existing Buildings	5,381	5,632
Inventory SF	67.3M	103M
Under Construction SF	80.7K	3.6M

NASHVILLE MARKET OVERVIEW

#1

**OFFICE MARKET IN THE
UNITED STATES**

- GREEN STREET ADVISORS, 2022

#1

**LARGEST NET GAIN OF U-HAUL
TRUCKS CROSSING IT'S BORDERS**

- UHAUL, 2021

#2

**BEST REAL ESTATE MARKETS IN
THE UNITED STATES**

- WALLETHUB, 2021

#4

**FOR METROPOLITAN
ECONOMIC STRENGTH**

- POLI, 2022

#3

**BEST CITY
FOR MILLENNIALS**

- HOMEBUYER, 2022

#8

**BEST CITIES IN THE
UNITED STATES**

- CONDE NAST, 2024

#2

**AMERICA'S TOP STATES
FOR BUSINESS**

- ECONOMY, 2022

#3

**HOTTEST HOUSING MARKETS
IN THE NATION**

- REMAX NATIONAL HOUSING REPORT

#5

**CITY FOR
JOB SEEKERS**

- MONEYGEEK, 2022

\$1.4B

BNA VISION EXPANSION
PROJECT UNDERWAY

\$7.4B

ECONOMIC IMPACT OF
AIRPORT EXPANSION

18.4M

2022 FISCAL YEAR
PASSENGERS

80%

INCREASE FROM 2021 FISCAL
YEAR PASSENGERS OF 10.3M

#4

FASTEST-GROWING AIRPORT
AMONG THE TOP 50 IN
NORTH AMERICA

85

DIFFERENT NONSTOP
MARKETS SERVICED BY BNA

75%

OF THE US MARKET IS
WITHIN A 2-HOUR FLIGHT

27TH

BUSIEST AIRPORT IN THE
UNITED STATES

INDUSTRIAL METRICS NEAR NASHVILLE AIRPORT

AVAILABILITY	MARKET: 1-3 STAR	MARKET
Vacancy Rate	2.60%	2.60%
Vacant SF	344K	344K
Availability Rate	2.80%	2.70%
Available SF Total	369K	369K

DEMAND	SUBMARKET: 2-4 STAR	MARKET
12 Mo Net Absorption SF	193K	193K
12 Mo Leased SF	244K	244K

AVAILABILITY	SUBMARKET: 2-4 STAR	MARKET
Existing Buildings	242	299
Inventory SF	13.1M	13.5M

ECONOMY

It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)

EMPLOYERS	EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250



20,000+
FORTUNE 500 JOBS
SINCE 2019



41,000
JOB RELOCATIONS
FROM CALIFORNIA



116
EMPLOYMENT EXPANSION
PROGRAMS IN PIPELINE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **921 Perimeter Ct, Nashville, TN 37214** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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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