

# 1101 POLK AVENUE

Nashville, TN 37210

**34,261± SF Building**  
**1.5± Acres**

## INDUSTRIAL INVESTMENT OPPORTUNITY



For Sale  
**\$5,000,000**  
NNN

Current Tenant since 2014:



## CONTACT INFO

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3030 Sidco Drive Nashville, TN 37204

# THE OPPORTUNITY

**The Property** - 1101 Polk Avenue, a 34,261± SF industrial building situated on a 1.5± acre lot in Nashville, TN located between Nolensville Pike and Murfreesboro Pike just south of Downtown Nashville near the fast-changing Wedgewood-Houston Neighborhood. Located within the I-440 loop, I-24, and I-40.

**Gerber Collision & Glass** – Founded in 1937, one of the largest auto collision and glass repair companies in North America. Gerber's, a tenant since 2014, lease expires in 2024 with two five-year renewal options each at a ten percent increase. The annual net rent currently is \$122,100.00 until February 14, 2024 . The annual net rent for the two options are \$134,316.00 until 2029 and \$147,744.00 until 2034.

**No Landlord Responsibility** - The property is subject to an absolute NNN ground lease, meaning the tenant is responsible for all operating expenses, including property taxes, insurance, and maintenance, providing investors with zero landlord responsibilities.



## INFORMATION

### ADDRESS

1101 Polk Avenue

### OCCUPANCY

100%

### SIZE

34,261+ SF

### CAP RATE

2.44%

### LEASE TYPE

Absolute NNN

