



1000
6TH AVENUE SOUTH

NASHVILLE, TN 37203

**FOR
LEASE**

UP TO 21,000+ SF
WAREHOUSE

1.27 ACRES

OFFERED AS-IS
OR
BUILD-TO-SUIT

DIVISIBLE

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PROPERTY HIGHLIGHTS

RARE ADAPTIVE REUSE SITE

21,000 sf divisible warehouse on 1.27 acre corner parcel

PROXIMITY TO MAJOR URBAN AMENITIES

Located between downtown, retail, dining, nightlife, and entertainment districts.

WALKABLE & TRANSIT-FRIENDLY

Immediate access to major thoroughfares and pedestrian-oriented streetscape.

RAPIDLY DEVELOPING NEIGHBORHOODS

Significant multifamily and mixed-use projects in nearby Gulch and Wedgewood Houston signal confidence in the submarket's future.

FLEXIBLE PROPERTY USE

Ideal use for commercial storage, entertainment and hospitality mix, creative office.

Short or long-term lease opportunities.



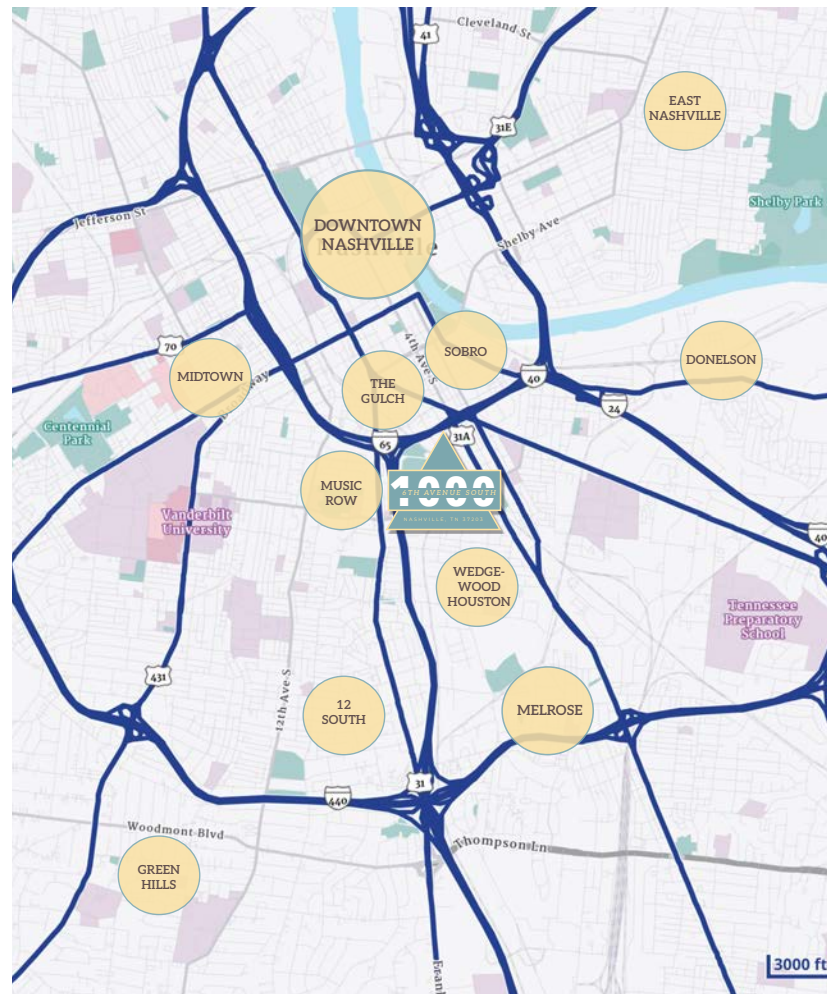
PROPERTY SUMMARY

Address	1000 6th Avenue South Nashville, TN 37203
Parcel Size	1.27 Acres & approximate 21,646 SF building
Land Use	Warehouse; adaptive re-use; mixed-use
County	Davidson
Zoning	Ir: Industrial Restrictive/Ov- Uzo: Urban Zoning Overlay
Clear Height	12' -15'
Drive-In	12' x 11'6" & 10' x 10'

Located just south of downtown and within the evolving 6th Avenue South/SoBro corridor, this unique property spans approximately 1.27 acres and contains a divisible 21,000 SF industrial warehouse, offering an urban mixed-use opportunity in the OZ zoned business neighborhood known as the NEW HEIGHTS District. Positioned between Downtown, Wedgewood Houston, and the interstate loop, this well-located site borders the Chestnut Hill neighborhood, Adventure Science Center, Fort Negley Park and the historic and architecturally significant Nashville City Cemetery.

The surrounding area has historically supported industrial and commercial uses but has been transitioning into a more dynamic, mixed-use urban environment, connecting directly to the downtown core and Wedgewood Houston

The neighborhood offers a strong amenity base driven by proximity to WeHo, The Gulch/Sobro, and 8th Avenue South all known for walkable streets, unique dining experiences, breweries, entertainment venues, boutique retail, and lifestyle services. The Gulch, one of Nashville's most prominent urban submarkets, provides additional appeal with its dense residential base, hospitality offerings, and creative office presence.





CONCEPTUAL RENDERINGS



Renderings courtesy of Nick Dryden

Opened January 1, 1822, the Nashville City Cemetery is the oldest continuously operated public cemetery in the city and is the final resting place for over 20,000 people of every race, religion and economic status including city founders, mayors, performers and slaves. Open daily to the public, its peaceful, shaded greenspace is maintained by The Nashville City Cemetery Association, the Metro Historical Commission and the Metro Board of Parks & Recreation.



Historic Nashville City Cemetery

Adventure Science Center, a non-profit science museum for children, was formerly known as The Cumberland Science Museum, a continuation of the former Nashville Children's Museum. The museum, open daily for visitors, features over 175 hands-on interactive exhibits with themes including biology, physics, visual perception, listening, mind, air and space, energy and earth science. The museum boasts a 75-foot-tall adventure tower and the Sudekum Planetarium.



Adventure Science Center

Built in 1862, Fort Negley, a star-shaped limestone block structure sitting atop Saint Cloud Hill, is the largest inland fort built by slaves during the Civil War. The fort was named for Union Army commander General James S. Negley. Fort Negley was officially designated a 'Site of Memory' by UNESCO (United Nations Educational, Scientific and Cultural Organization) in May of 2019, and is now part of UNESCO's Slave Route Project.



Fort Negley Park



DOWNTOWN NASHVILLE

1000
6TH AVENUE SOUTH
NASHVILLE, TN 37203



AREA DEVELOPMENT

6TH AVE S CORRIDOR NEW HEIGHTS DISTRICT

New Heights is a neighborhood consisting of over 20 acres of land on the southern edge of downtown. Existing zoning is extremely favorable. With an expansive set of permitted uses and a maximum FAR of 5.0, New Heights has the potential for new development exceeding four million square feet.

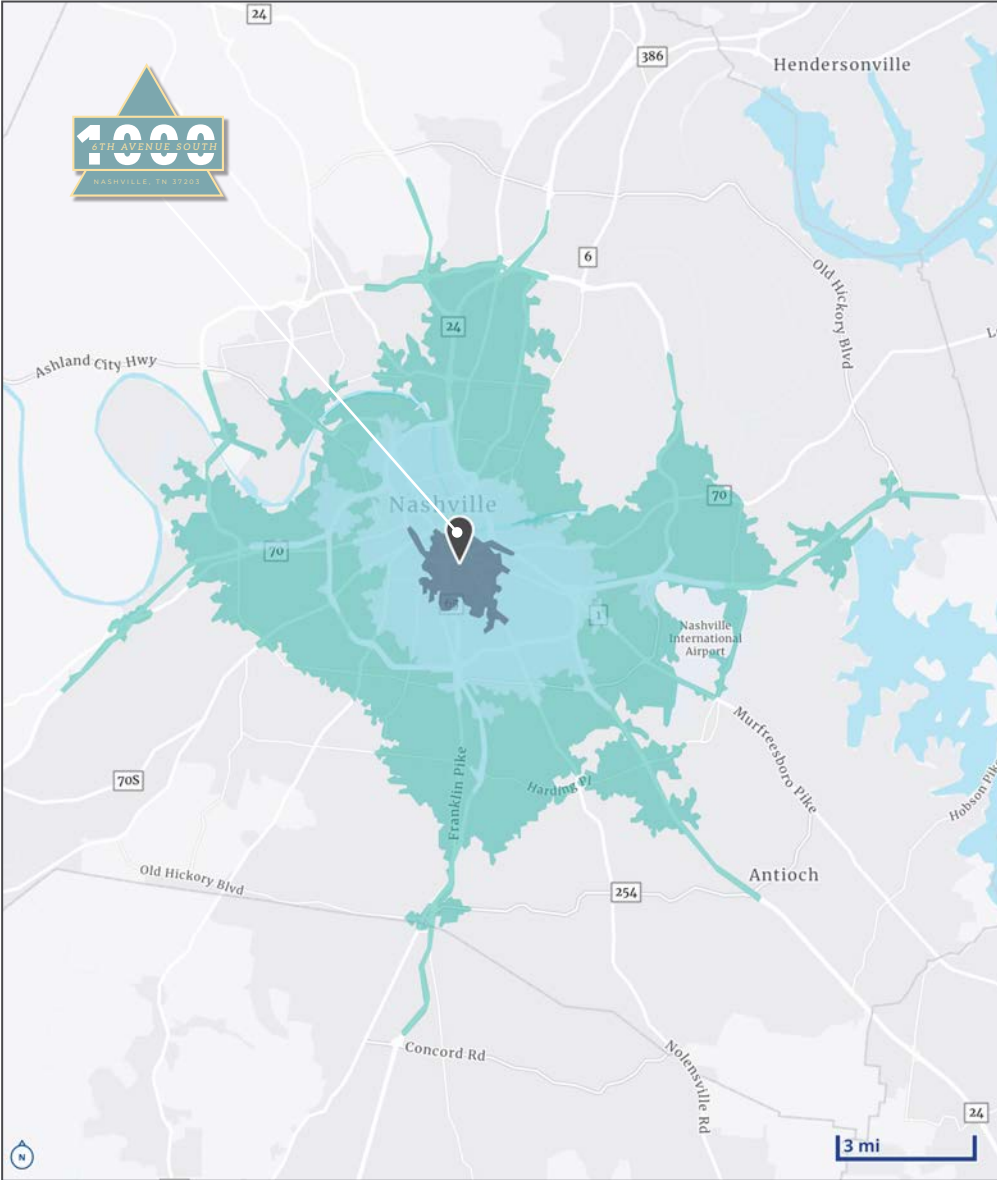
Situated on an elevated vantage point between downtown Nashville and Wedgewood Houston, New Heights District is located just south of the downtown interstate loop between the historic Chestnut Hill neighborhood and CSX railroad tracks and bordered to the south by Fort Negley, Adventure Science Center and Nashville City Cemetery, a designated Arboretum. Direct access to the downtown core and abundant greenspace makes New Heights District uniquely attractive for pedestrian-friendly, mixed-use urban design and development.



Image: The Mainland Cos.

#	DEVELOPMENT USE
1	6TH & OAK 937 SIXTH AVE S Future multi-family development, located in the southwest corner of New Heights District.
2	NEW HEIGHTS 915 915 JOHN LEWIS WAY S Newly built 2-story Class A creative office building overlooking downtown skyline.
3	NEW HEIGHTS BREWING CO 928 JOHN LEWIS WAY S New Heights Brewing Company began distributing beer locally before opening its tasting room in 2016, where it quickly became known for its well-crafted IPAs, stouts, and barrel-aged releases. It has built a strong neighborhood following and expanded its Nashville presence.

WALK & DRIVE TIMES

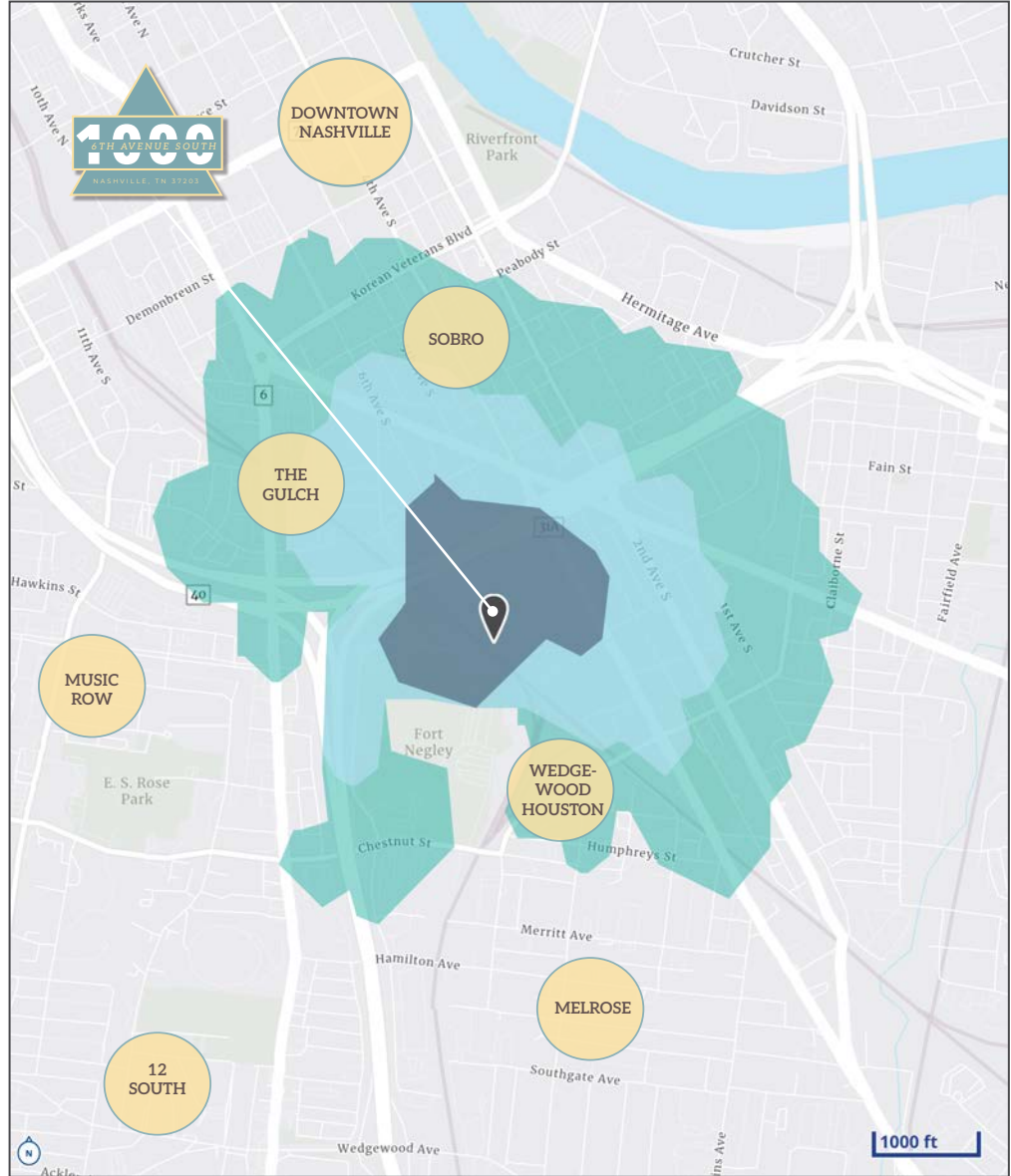


DRIVE TIME MAP
FROM 1000 6TH AVE S

5 MINUTES

10 MINUTES

15 MINUTES



WALK TIME MAP
FROM 1000 6TH AVE S

5 MINUTES

10 MINUTES

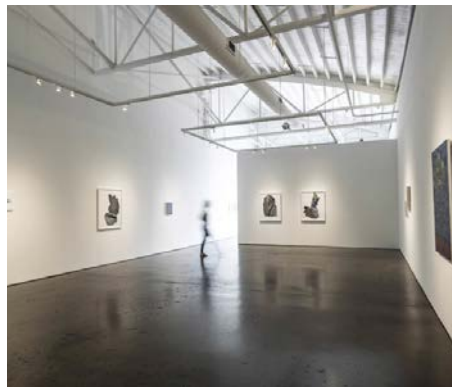
15 MINUTES

NEIGHBORHOOD DEMOGRAPHICS	1 mi radius
Estimated Population (2025)	17,451
Projected Population (2030)	25,924
Average Household Income (2025)	\$131,359
Per Capita Income (2025)	\$70,335
Median Age (2025)	33
Total Businesses (Daytime Demographics 2025)	1,748
Total Employees (Daytime Demographics 2025)	28,553
Median Home Value (2025)	\$607,229



NASHVILLE IS TRULY A ONE-OF-A-KIND EXPERIENCE APPEALING TO A WIDE RANGE OF INTERESTS AND TASTES!

Nashville is Tennessee’s economic center and capital and serves as a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a population of over 2.012M+, making it the largest metropolitan area in a five-state region. Regarding satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.



NASHVILLE MSA HIGHLIGHTS

- \$0.00 State Income Tax
- 1.14M+ Labor Force
- 2.5% Unemployment Rate
- 60,856 Business Establishments
- Cost of living is 2.2% below Nat'l Avg.

DOWNTOWN NASHVILLE HIGHLIGHTS

- 78,000+ Workforce in Downtown Core
- 490+ Restaurants & Bars
- 15,000+ Residents live Downtown
- 180+ Arts-related Non-profits
- 77% of Downtown Nashville’s dining & shopping operators are locally based



Colliers

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FOR
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ADAPTIVE
REUSE

SHORT &
LONG-TERM
OPPORTUNITIES

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