

FOR SALE > INVESTMENT OPPORTUNITY

INDUSTRIAL PORTFOLIO - SMYRNA, TN



Accelerating success.

OPPORTUNITY

HIGHLIGHTS

PROPERTY ATTRIBUTES

CONTACTS



SMYRNA, TENNESSEE

Colliers International | Nashville is pleased to present a portfolio consisting of six industrial buildings located in the largest industrial submarket in Nashville, TN. The properties total 581,000 SF and are currently at a 96% occupancy level. Each building is located within a mile of the Smyrna Nissan manufacturing facility which produces over 1.4 million cars per year, making it the largest auto manufacturer in the US. Smyrna is located directly off I-24 & I-840 and just twenty minutes south of Nashville in the Southeastern submarket. Nashville's Industrial market vacancy is currently at 3.5% and the southeastern submarket is below 2.5%.



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OFFERING SUMMARY

The construction of the buildings are a mix of concrete tilt up and brick/steel construction ranging from 1980-2000. The tenants include several Nissan suppliers and manufacturing partners such as Valeo, Kasai and TOPY America, who have been staples in the area for over twenty years. Rutherford county has been on a record setting growth pace for years. It has enjoyed the momentum of Nashville's tremendous growth over the past decade. Major employers in the area include Nissan, Amazon, Asurion, and Bridgestone. More than 3,000 new jobs were created in 2016 alone. Rutherford county was ranked fifth in the US in 2016 for job growth.



HIGHLIGHTS:

- > TOP INDUSTRIAL LOCATION IN NASHVILLE
- > PURCHASE BELOW REPLACEMENT COST IN LAND CONSTRAINED SUB-MARKET
- > TENANT BASE DIRECTLY RELATED TO LOCAL ECONOMY
- > DEPENDABLE DIVERSIFIED INCOME STREAM
- > NEAR TERM AND LONG TERM UPSIDE
- > VARIED TENANT SIZES ALLOW FOR NEW OWNERSHIP TO GROW TENANTS WITHIN PORTFOLIO

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Building Address	SF	Occupancy	# of Tenants
251 Mayfield	93,496	100%	3
605 Enon Springs	113,750	75%	2
611 Enon Springs	129,493	99%	3
777 Swan Drive	100,000	100%	1
8000 Safari	44,625	100%	12
8150 Tridon	100,000	100%	2
	581,364	96%	23



Located in the center of Tennessee, Rutherford County features a unique blend of Civil War history and the amenities of a major metropolitan area. The county is home to industry leaders Nissan North America, Ingram, Whirlpool, General Mills, State Farm, Bridgestone-Firestone, Amazon.com, and Verizon Wireless. Rutherford County is center stage to Nashville's industrial market. Less than twenty miles southeast of Nashville on the I-24 corridor, this vibrant, 21st-century southern community is located within a day's drive of 75% of the US population.

SOME OF THE MANY STRENGTHS WITH THIS PORTFOLIO INCLUDE:

- > Located in leading submarket in Nashville
- > Continued rise in rents as vacancy dwindles below 3.5%
- > Close proximity to Nissan's North American manufacturing facility
- > Currently at 95% occupancy

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