

For Sale

301 Great Circle Road
Nashville, TN 37228

THE OFFERING



301 Great Circle Road is a rare ±107,248 SF single-tenant industrial building on 13.10 acres near Nashville's urban core. Currently occupied by DET Beverages, the property features specialized refrigeration infrastructure that makes it particularly well-suited for cold storage, food and beverage distribution, or pharmaceutical operations. This scarce asset offers owner-users and investors a unique opportunity to acquire highly demanded, specialized industrial space in a critically undersupplied market.

Beyond its industrial use, the expansive 13.10-acre site offers compelling redevelopment potential for multifamily, mixed-use, or commercial projects. Strategically positioned near major transit routes in a high-growth Nashville submarket, the property provides rare flexibility to either maintain a premium industrial asset or unlock significantly higher-density value.

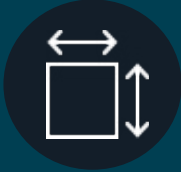
± 13.10
Total Acres

± 107,248 SF
Building Size

IWD
*Industrial
Current Zoning*

BUILDING SPECIFICATIONS



			
Lot Size	Office SF	Fleet Shop SF	Refrigerated Cooler Space (38°F)
13.10 AC	16,006	2,200	9,215 SF
			
Clear Height	Dock Doors	Drive-Thru Bays	Grade Level Doors
24'	8	2	2

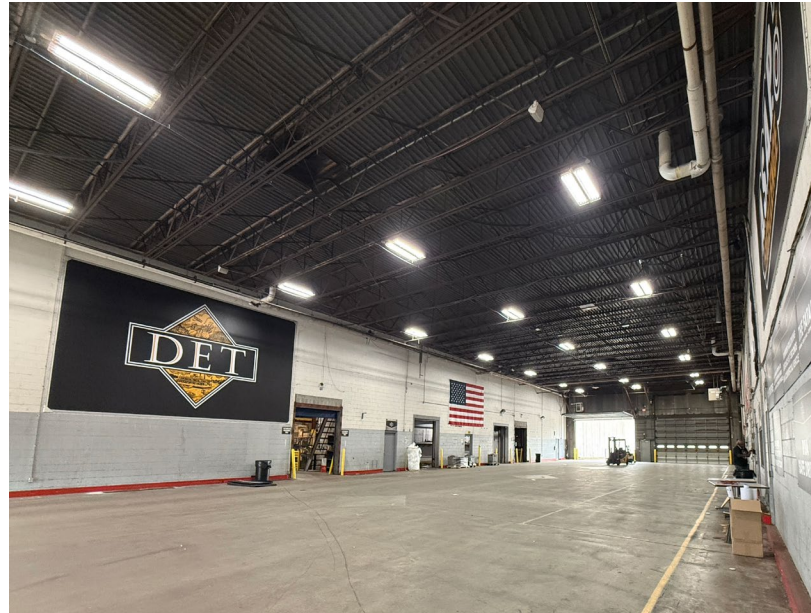
SITE OVERVIEW



EXTERNAL PHOTO

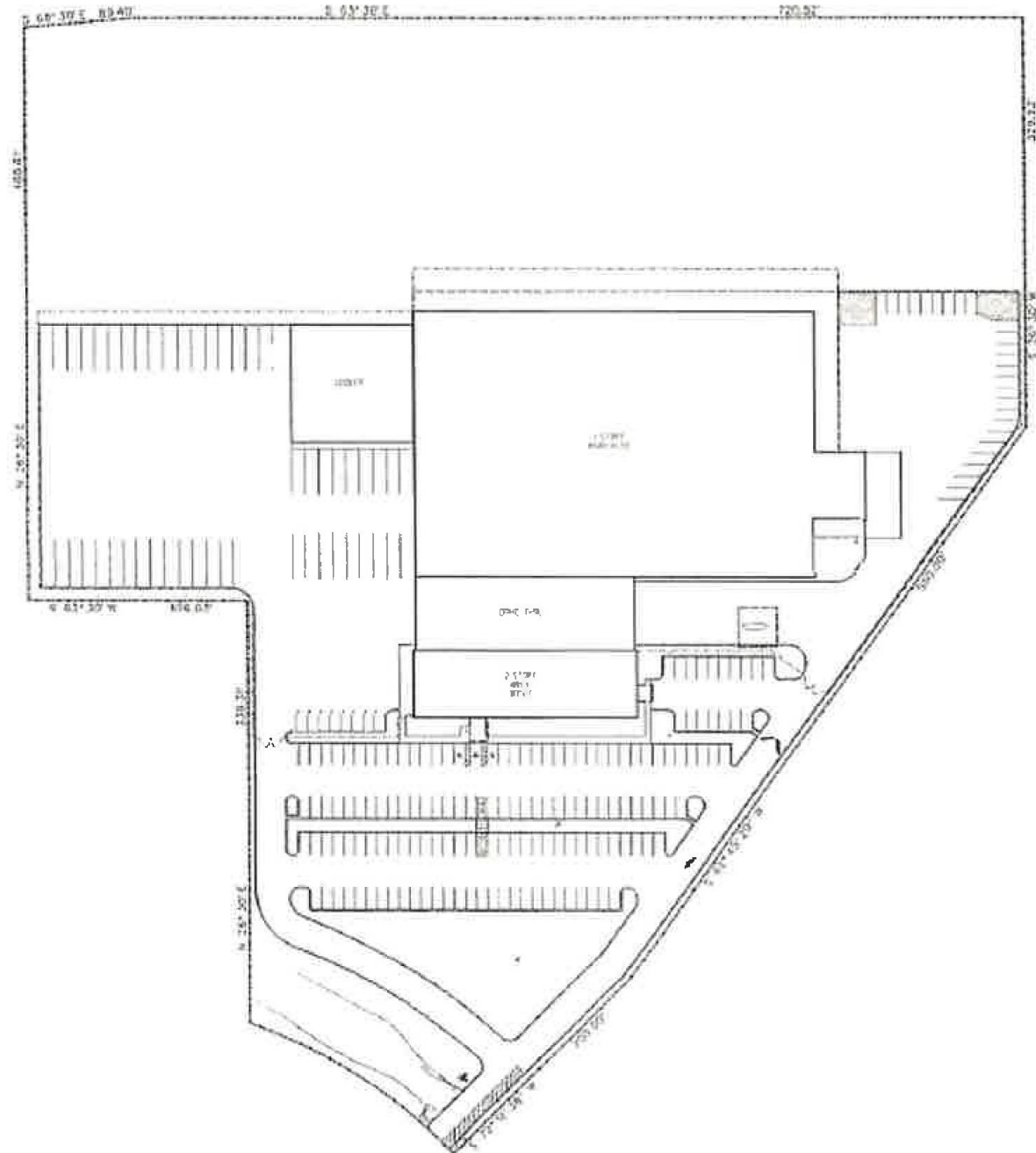


INTERNAL PHOTOS

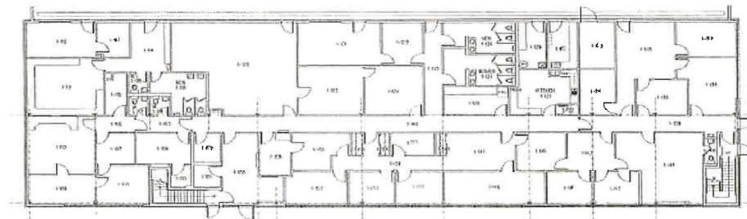
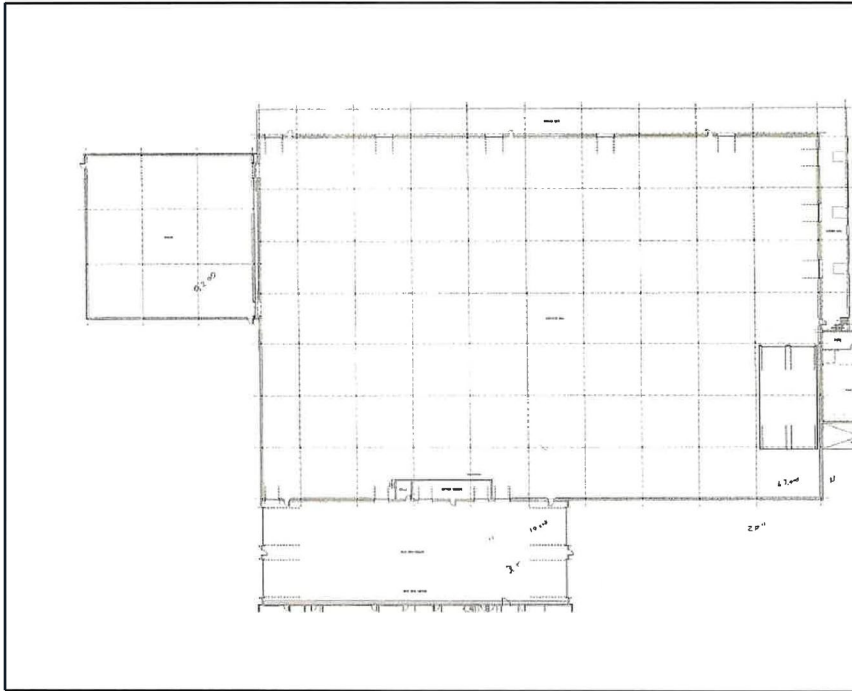


SITE PLAN

± 107,248 SF

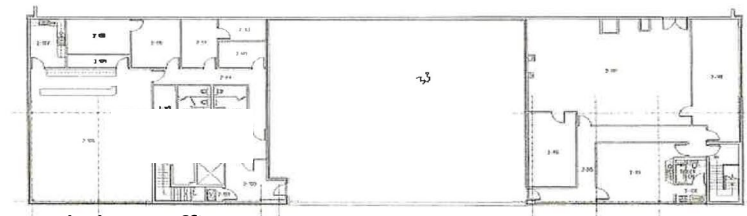


FLOOR PLANS



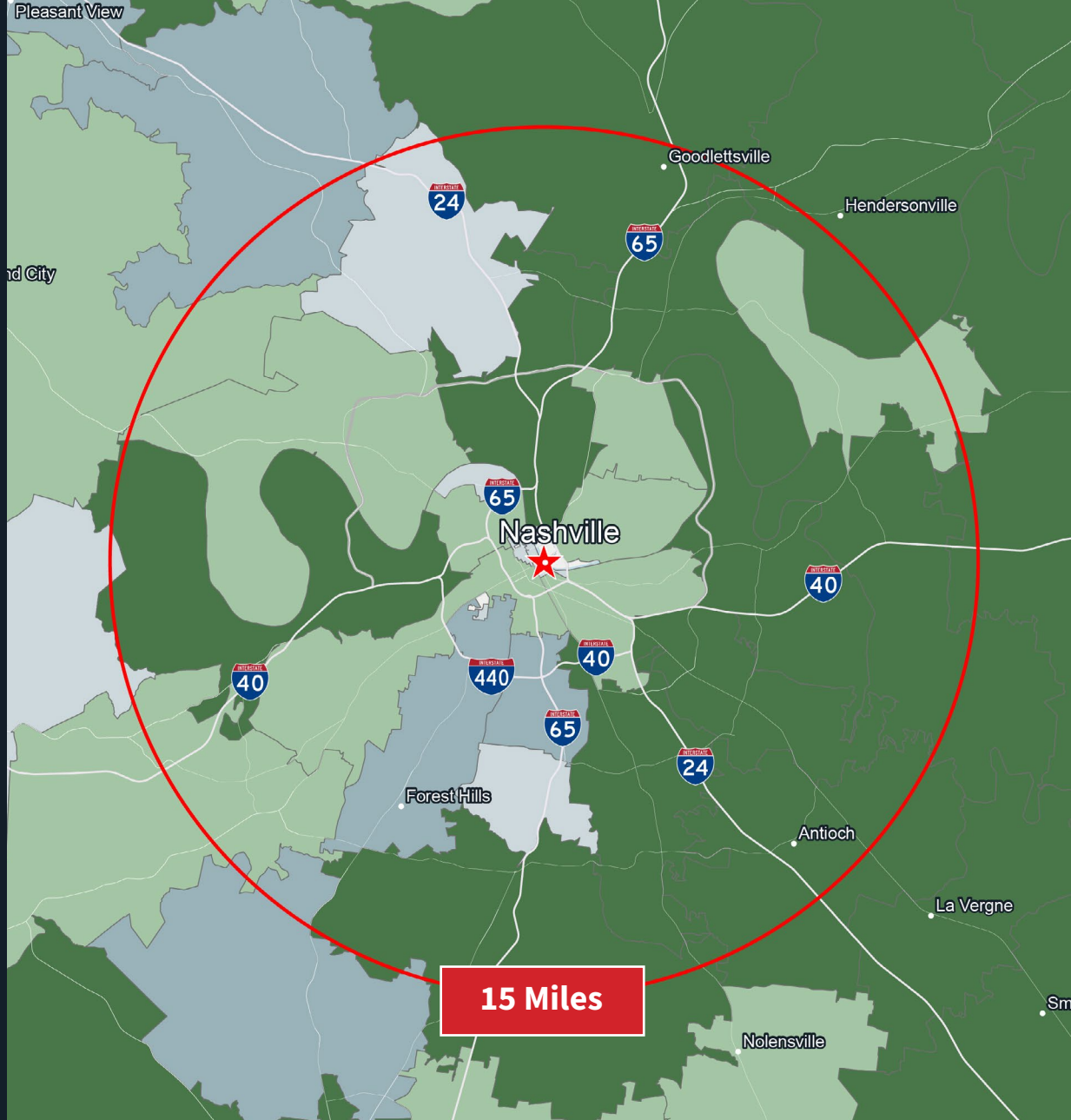
1st Floor Office

54,560
9,300



2nd Floor Office

DEMOGRAPHICS



Davidson County

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010. The region experiences low unemployment, consistent migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

Nashville County labor market

1st

Fastest Growth Rate in TN
UTK

10%

Job Growth Rate
FRED Economic Data

Top 6%

US County Growth Rate
TN State Data Center

1st

Incoming Investment - TN
The Tennessean

11%

5-Year Population Growth
Lightcast

#6

Across Real Estate Markets
Wallethub

Large Labor Force

1,203,300+ U.S. Bureau of Labor

High Education Attainment

52% Associate Degree or Higher

Active Talent Pool

73% Prime Age Labor Participation



Total Regional Employment

577,594

72%
Davidson Co.
Employment
Rate

65%
National
Employment
Rate

Largest Industries

Healthcare	14%	Administrative	8%
Government	10%	Retail	8%
Food Services	10%	Transportation	5%
Other	16%	Educational	5%
Professional	8%		

Davidson County Employment

5%	7%	9%	9%	11%	5%	7%	2%	0%
Trade Transportation and Utilities	Manufacturing	Educational Services	Public Administration	Professional and Business Services	Financial & Insurance	Construction	Information and Other Services	Agriculture and Mining

Labor Force Participation

68%	67%	61%	59%
Davidson County	Nashville MSA	Tennessee	United States

Davidson County Facts

Population 894,427	Median Income \$91,005	Labor Force Participation 65%

Housing Prices

Median Rental Price \$2,300/month	Median Home Value \$535,000

Current Vacancy and Rates

6.5%	Industrial	\$9.96
20.8%	Office	\$42.58
3.4%	Retail	\$31.25
% Vacant		Avg. Market Rent/SF

U.S. Baseline Cost of Living

96.0	Nashville, TN	101.8	Charleston, SC
103.0	Chicago, IL	165.0	Oakland, CA
96.5	Atlanta, GA	115.0	Denver, CO
96.2	Houston, TX	138.5	New York (Brooklyn), NY

Unemployment Rate

Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26
4.4%	4.3%	4.3%	4.3%	4.2%	4.1%

SITE ACCESS



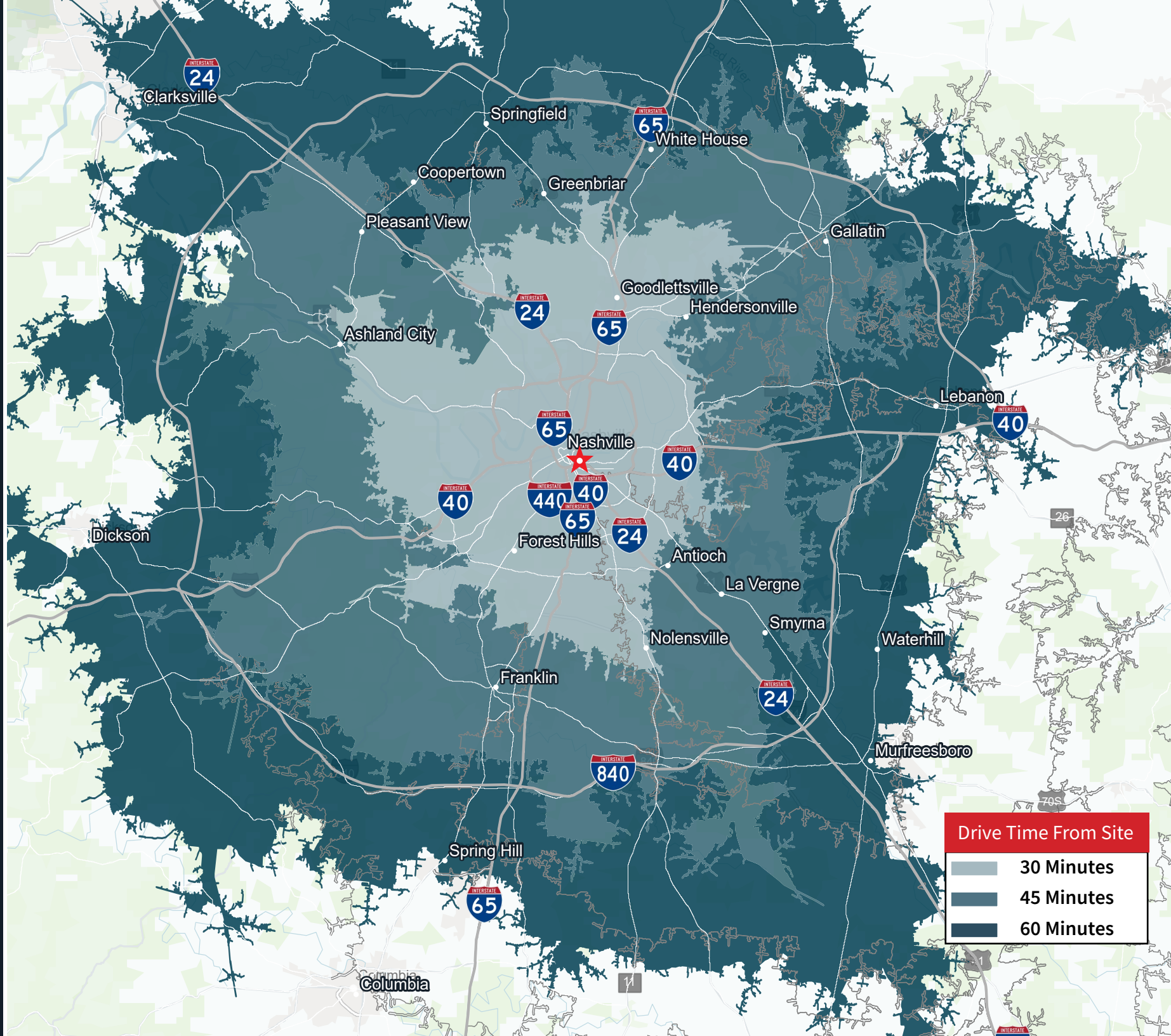
301 Great Circle Road

2.5 Miles to I-24

1 Mile to I-65

2.5 Miles to I-40

DRIVE TIME



EXISTING DEVELOPMENT



Vanderbilt Medical

Titans Practice Stadium

Knox at Metrocenter
322 Units

Soundwater
467 Units

301 Great Circle Road

Second Harvest Food Bank

Fedex Shipping

HCA Healthcare

Social Security Administration

United Way

Ascension Saint Thomas

Tennessee State Government

AAA Life Insurance

Equal Opportunity Employment

Tennessee Department of Labor

One Metrocenter
320 Units

Alta Lofts on the Levee
325 Units

Presley Apartments
251 Units

Abberly Riverwalk
304 Units

Preserve at Metrocenter
80 Units

The Warrick
118 Units

Villas at Metro Center
±90 Units

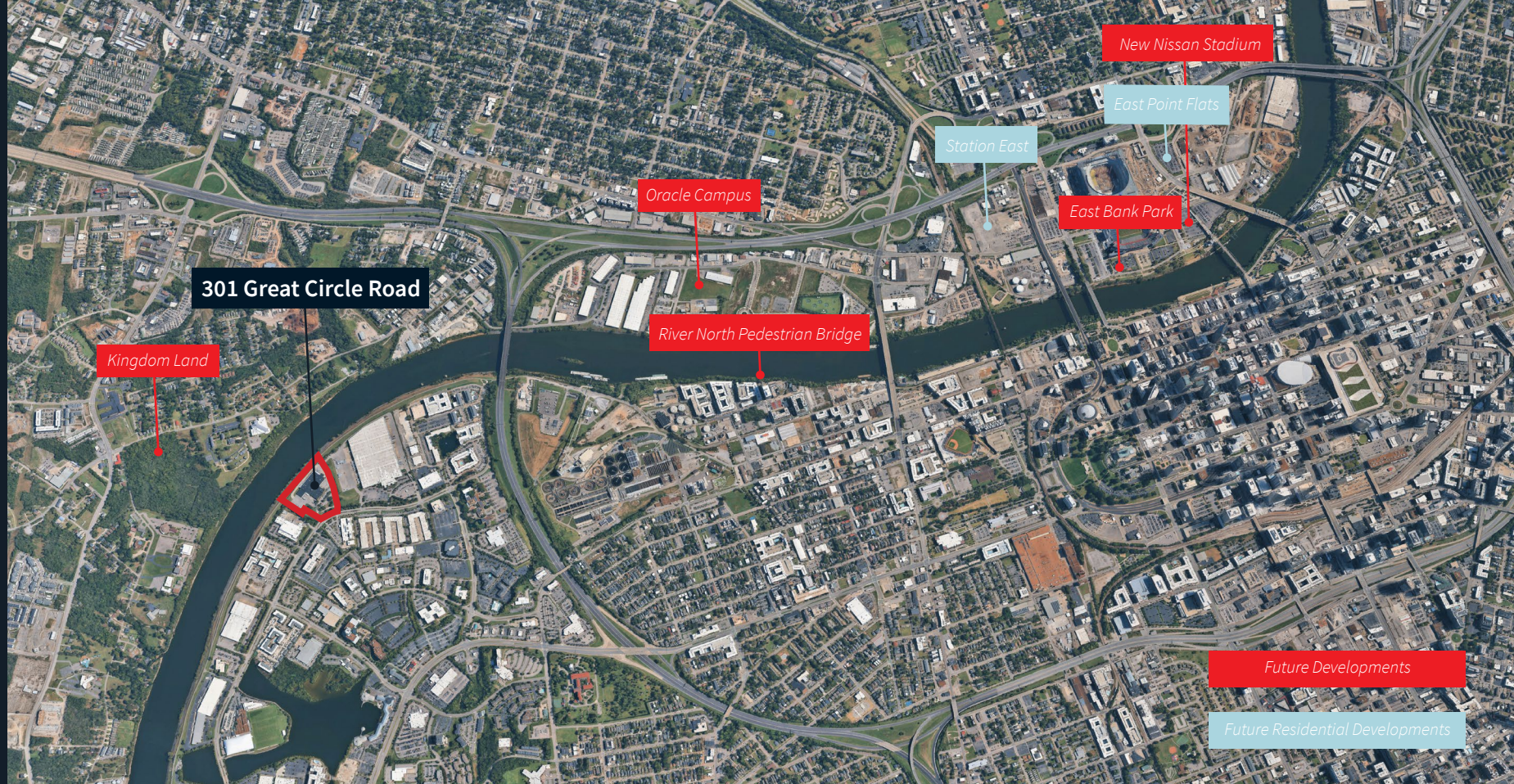
Granstaff
90 Units

Parc at Metro Center
144 Units

Existing Developments

Existing Residential Developments

FUTURE DEVELOPMENT



Nashville's East Bank is undergoing a transformative development phase that signals significant urban expansion and economic growth for the region. Oracle is spearheading this transformation with plans to construct a large state-of-the-art headquarters campus on land that previously served as an infill industrial pocket, bringing major corporate investment and employment opportunities to the area. The company has already completed one segment of a Riverfront Park and Greenway along the Cumberland River and is developing critical infrastructure, including a pedestrian bridge that will connect Germantown to the east side of the river, enhancing connectivity and walkability. Complementing Oracle's development, Kingdom Land represents a proposed mixed-use project led by The American Baptist Theological Seminary that will add approximately 500 dwelling units and 500,000 square feet of non-residential space to the area. Additionally, the U.S. Department of Veterans Affairs has identified Kingdom Land as a potential location for a VA Outpatient Medical Center, with construction projected to begin in the fourth quarter of 2026. Together, these developments demonstrate Nashville's emergence as a major hub for corporate headquarters, mixed-use urban development, and public services, fundamentally reshaping the East Bank into a dynamic riverfront district.

Brokerage Contacts

Jeff Feste

Senior Managing Director

+ 1 815 985 3538

jeff.feste@jll.com

Kelsey Johnson

Senior Associate

+ 1 509 688 5559

kelsey.johnson@jll.com

