



FOR SALE

200 NONAVILLE RD, MT. JULIET, TN 37122

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OVERVIEW

200 NONAVILLE RD,
MT. JULIET, TN 37122

PROPERTY SUMMARY

Positioned in the rapidly growing Mt. Juliet commercial corridor, 200 Nonaville Road presents a rare opportunity to acquire a partially stabilized multi-tenant office and warehouse investment with immediate in-place income and significant upside through lease-up and rental growth.

The ±8,400 SF brick commercial building is configured into three separate suites, including a vacant lower office, an occupied upper office, and an occupied rear warehouse currently leased on a month-to-month basis at below-market rent. This configuration provides investors and owner-users with multiple value creation strategies, including increasing occupancy, repositioning existing leases to market rates, or occupying the vacant office while maintaining rental income from the remaining tenants.

Originally constructed in 2008, the Property features quality brick construction, ample paved parking, full drive-around access, and a functional warehouse with 16-foot clear heights, a powered grade-level overhead door, and direct access to the office component. Located just minutes from Interstate 40, Golden Bear Gateway, Providence Marketplace, and Nashville International Airport, the Property benefits from one of Middle Tennessee's fastest-growing commercial markets.

Whether pursuing a value-add investment, owner-user acquisition, or long-term hold, 200 Nonaville Road offers a flexible commercial asset with existing cash flow and meaningful upside in an increasingly supply-constrained submarket.

PROPERTY DETAILS



**200 Nonaville Rd,
Mt. Juliet, TN 37122**



Space Size: +/- 8,400 SF



Lot Area: +/- 0.79 acres



Sale Price: \$1,500,000



**Property Type:
Multi-Tenant Office/Warehouse**



PROPERTY HIGHLIGHTS

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Layout:

±2,400 SF Downstairs Office (Vacant): Multiple private office suites, two points of entry/exit, waiting room/reception area, kitchenette/breakroom, single bathroom.

±2,400 SF Upstairs Office (Occupied): Open bullpen/work area, private office, kitchenette/breakroom, single bathroom. Leased to Enflight Aviation, a long-term tenant with approximately five years remaining on its lease at \$18.00/SF NNN, with annual rent increases.

±3,600 SF Rear Warehouse (Occupied): Large open floor plan, 16-foot clear ceiling height, single bathroom. Currently leased on a month-to-month basis at below-market rent.

Uses:

Office, service-based retail, light industrial, or distribution.

Interior Features:

Downstairs Office (Vacant): Ample natural light throughout, poured concrete slab foundation, interior hallway provides direct access to the rear warehouse

Upstairs Office (Occupied): Ample natural light throughout, carpet flooring, exterior stairwell access

Rear Office (Occupied): Poured concrete floors, concrete block interior walls with brick exterior façade, 12.5 ft x 14 ft powered roll-up door accessed via exterior drive-up ramp.

Ceiling Heights:

Approximately 8'-16'

Accessibility

Excellent access to Interstate 40, Golden Bear Gateway, Providence Marketplace, and the greater Mt. Juliet trade area

Ideal Buyer

Ideal opportunity for investors seeking value-add income or owner-users looking to offset occupancy costs through existing rental income

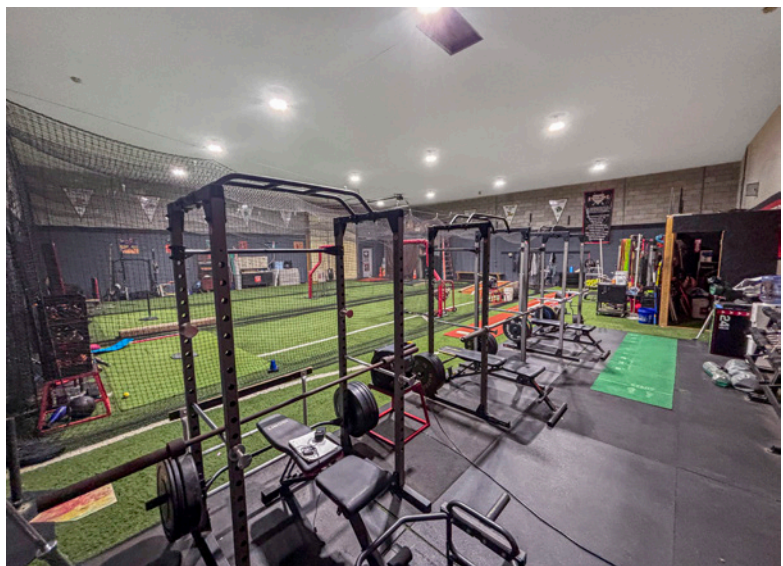
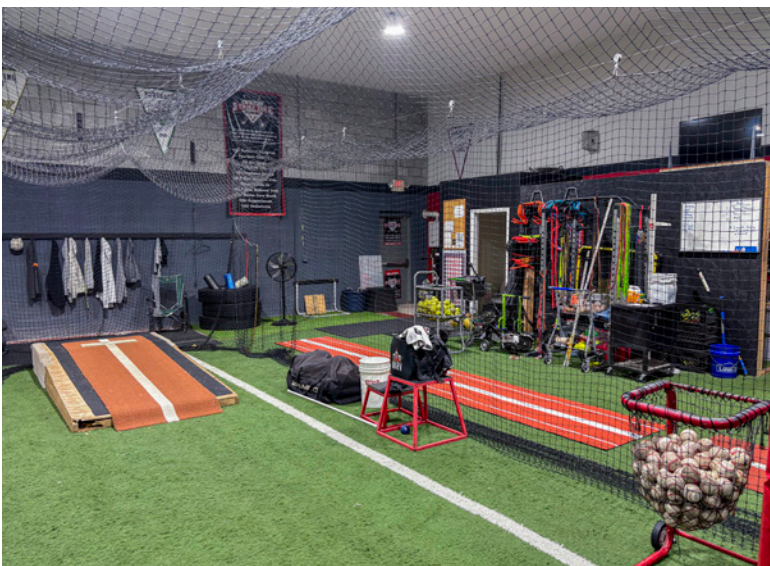
AERIAL PHOTOS

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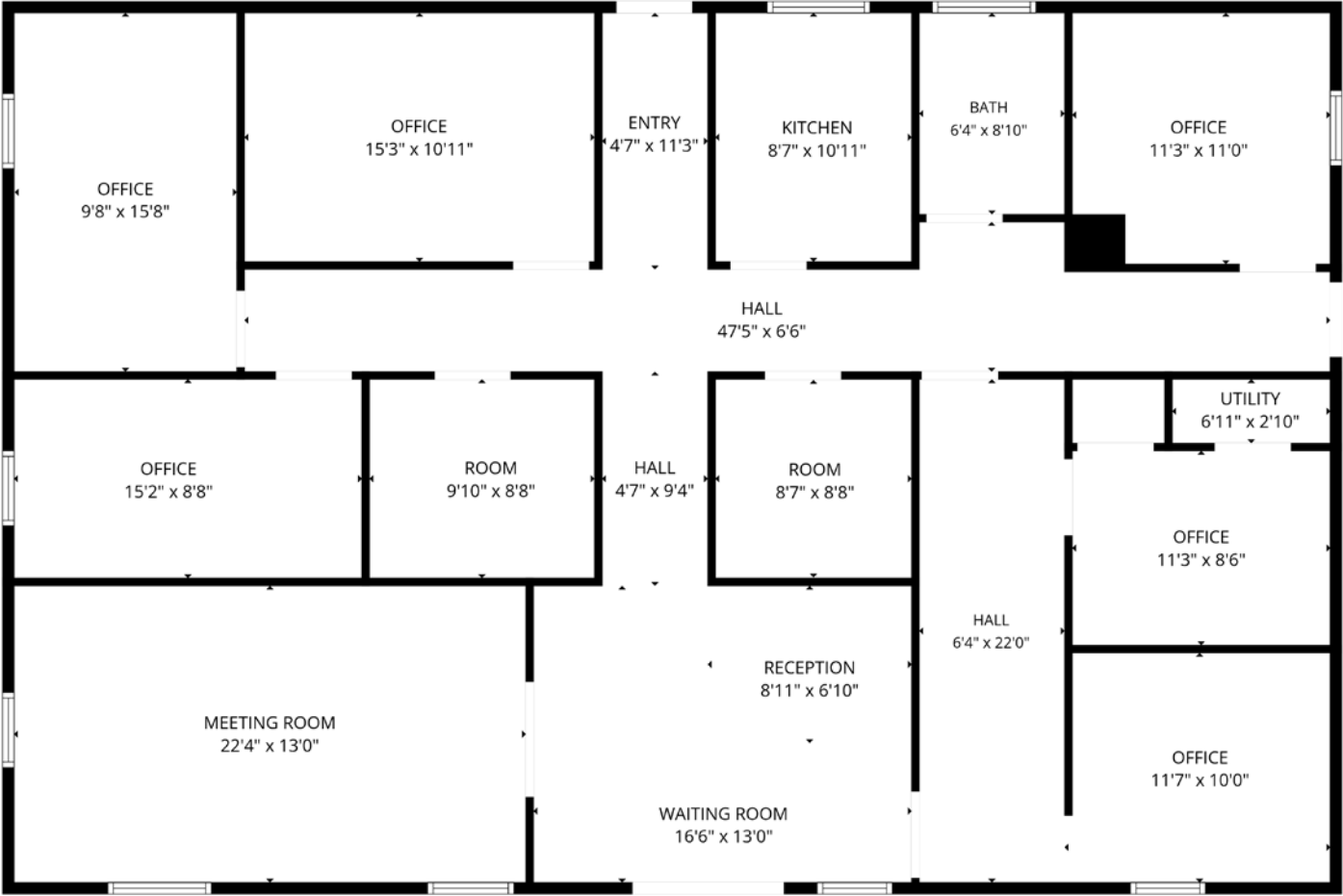
PROPERTY PHOTOS

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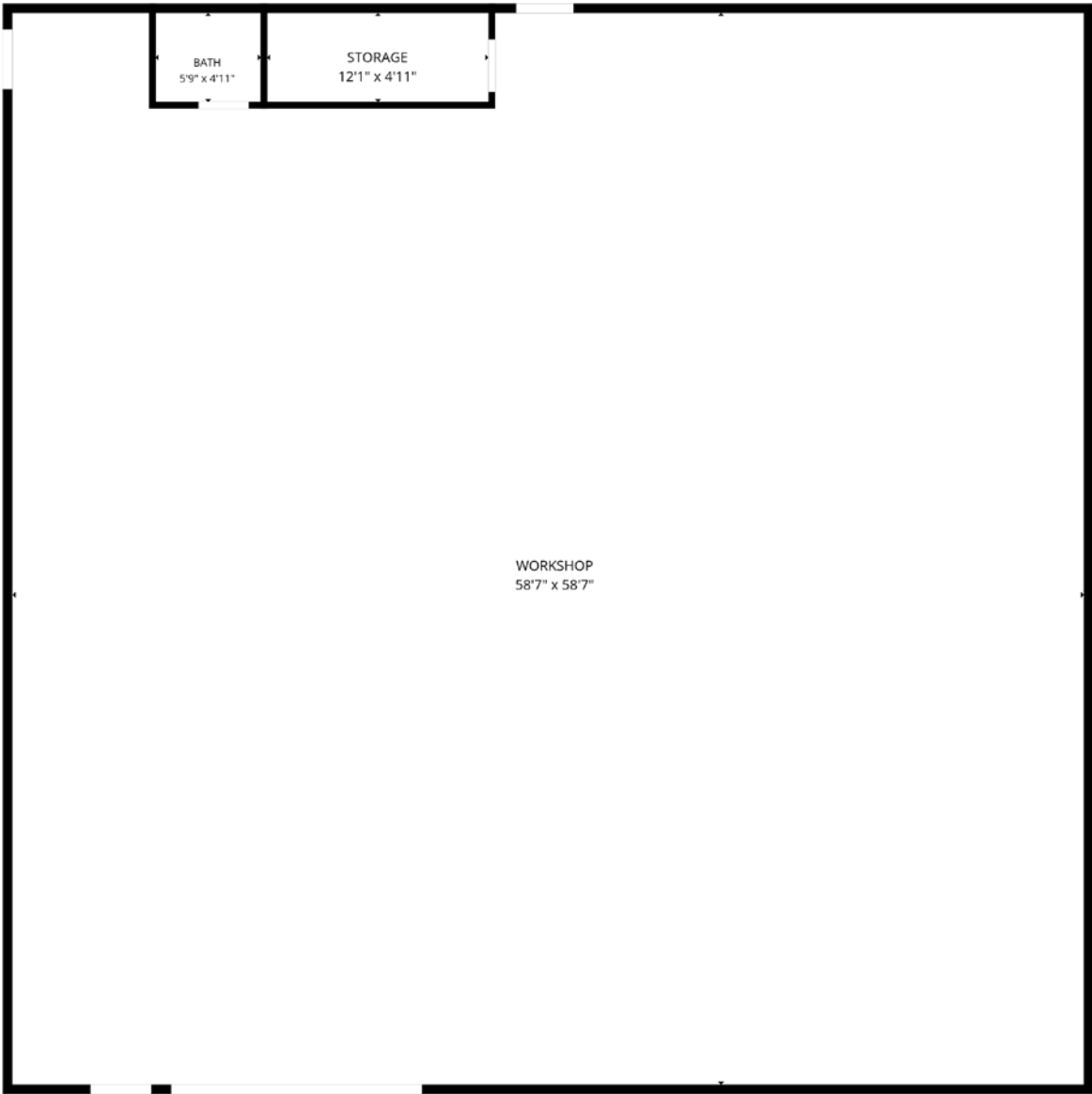


FLOOR PLAN

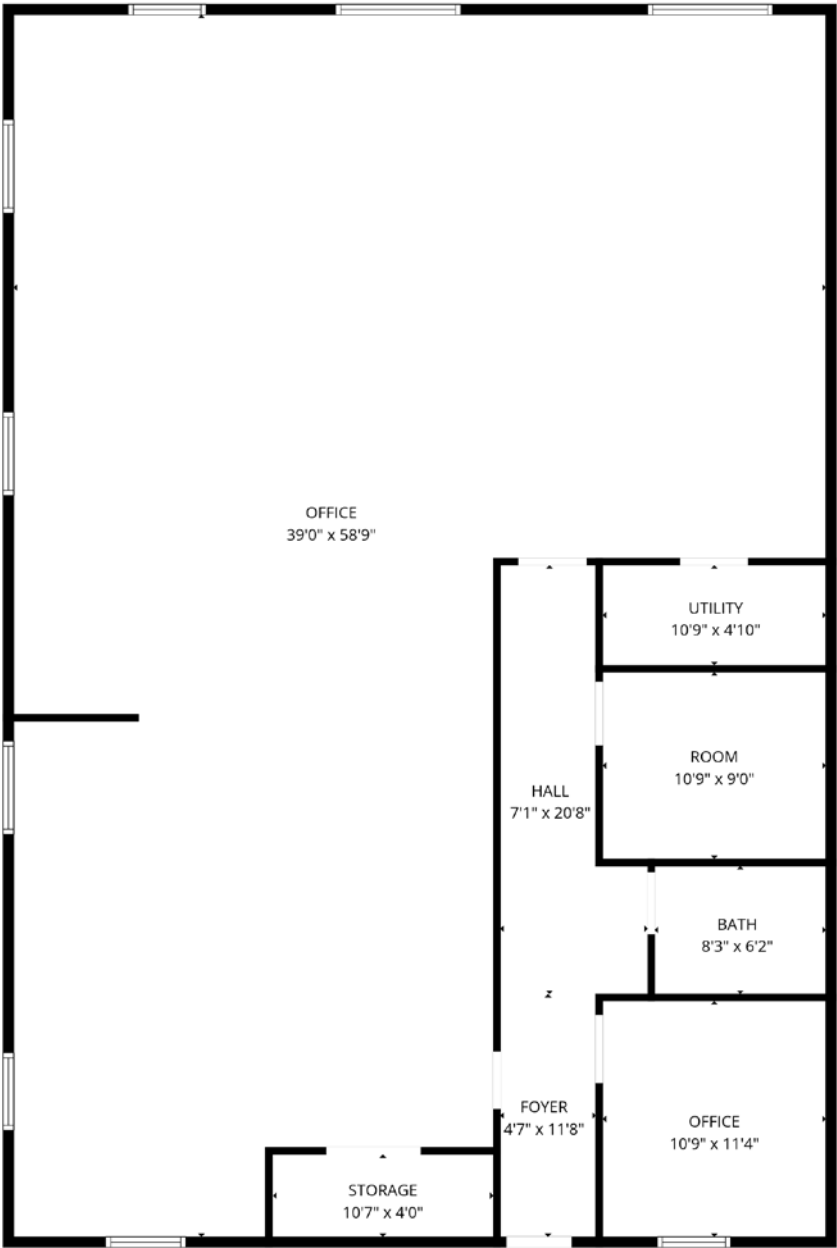
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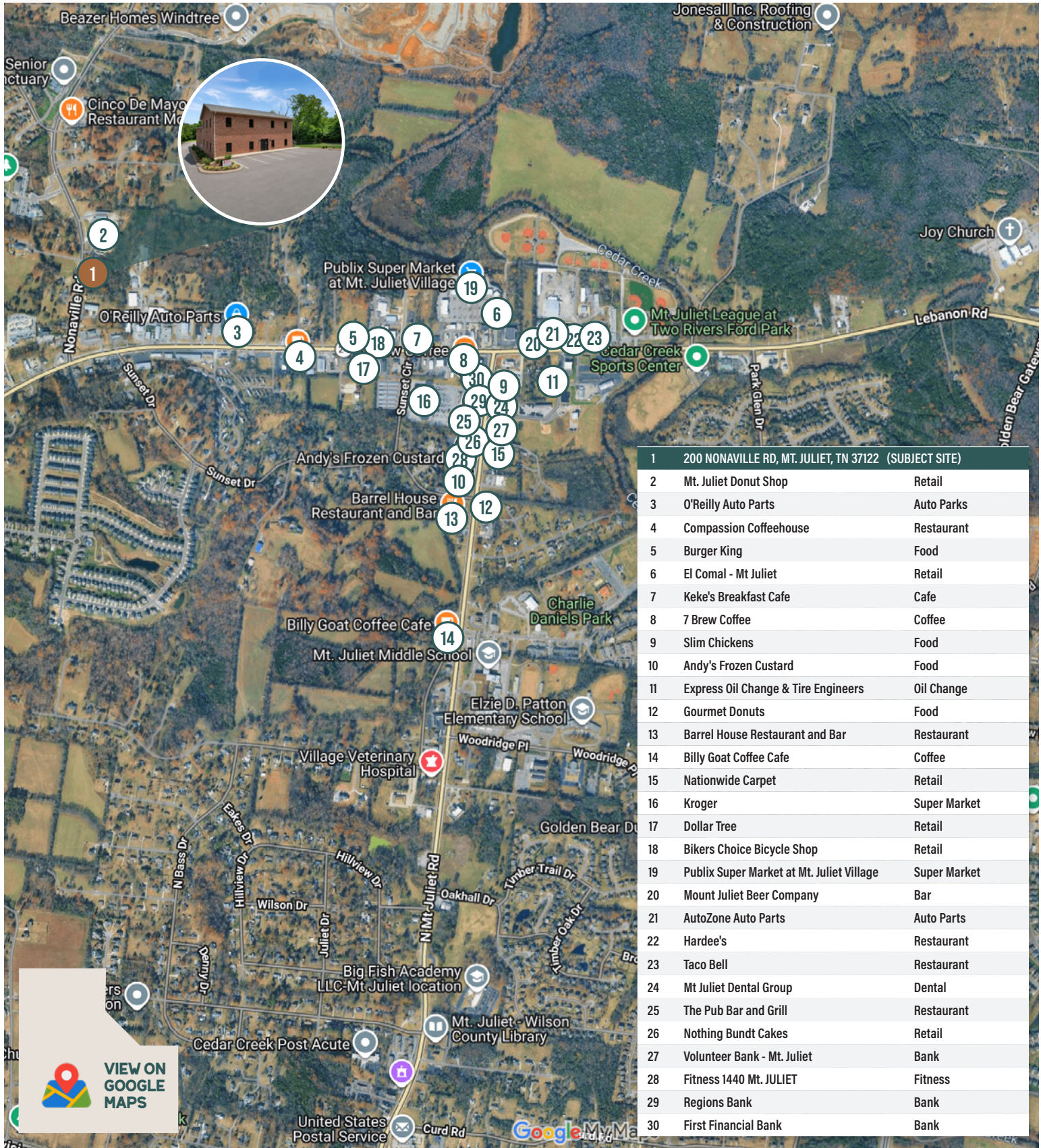
DOWNSTAIRS
+/- 2,400 SF

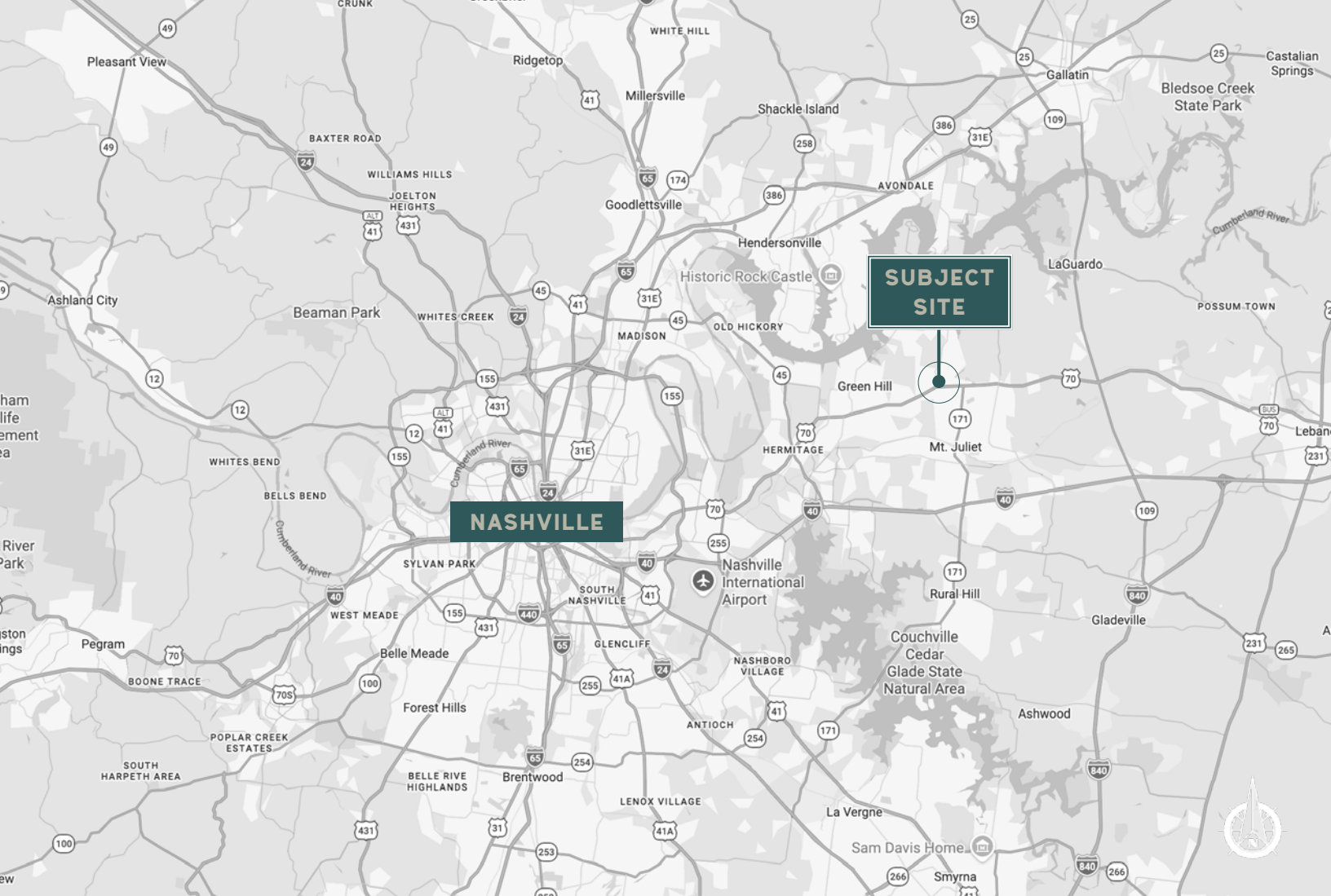


REAR WAREHOUSE
+/- 3,600 SF



UPSTAIRS OFFICE
+/- 2,400 SF





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