

Established 1962

**Chas.
Hawkins
Company
Inc.**

COMMERCIAL REAL ESTATE

CORFAC
International

WERTHAN PACKAGING PROPERTY

HISTORIC GERMANTOWN, NASHVILLE TN

Chas. Hawkins Co., Inc./CORFAC International is pleased to present the exclusive listing of the Werthan Packaging campus in Nashville, Tennessee. Located at 1515 5th Avenue North just north of Nashville's Central Business District in the Historic Germantown neighborhood, the Werthan Packaging property is a unique redevelopment opportunity with over 250,000 square feet of industrial improvements on 13.74 acres of land.



EXCLUSIVELY LISTED BY

Chad Grout / 615.345.7232 / cgrout@chco.com

Bill Hawkins, SIOR / 615.345.7204 / bhawkins@chco.com

Chas. Hawkins Co., Inc./CORFAC International
776 Melrose Avenue · Nashville, Tennessee 37211
www.chashawkins.com

Established 1962

**Chas.
Hawkins
Company
Inc.**

COMMERCIAL REAL ESTATE

CORFAC
International

PROPERTY DETAILS

The Werthan family came to Germantown in 1928 when they acquired Morgan & Hamilton Company, which operated the textile bag plant, cotton mill, bleachery and finishing plant on 8th Avenue North (now Rosa L. Parks Blvd.). Over 80 years later, Werthan Packaging, Inc. is still manufacturing pet food bags on its nearly 14-acre campus on the northern border of Germantown. The scale of The Werthan Packaging Property is a truly unique opportunity to help shape the future of Historic Germantown.



Description:
Urban Redevelopment Property in a Historic,
Mixed Use Neighborhood

Property Address:
1515 5th Avenue North Nashville, TN 37206

Owner:
Werthan Packaging, Inc.

Improvements:
±250,329 Square Feet (survey dated 6/00)

- 132,245 Sq. Ft. Office/Warehouse
- 65,770 Sq. Ft. Warehouse
- 36,189 Sq. Ft. Warehouse
- 16,125 Sq. Ft. Warehouse

Years Built:
1869 - 1953

Land Acres:
±13.74 Acres (survey dated 6/00)

Parcel:
Map 81-12, Parcel 415

Zoning:
MUG – Mixed Use General
Germantown Historic Preservation Overlay

2009 Property Taxes:
\$32,836.81

Established 1962

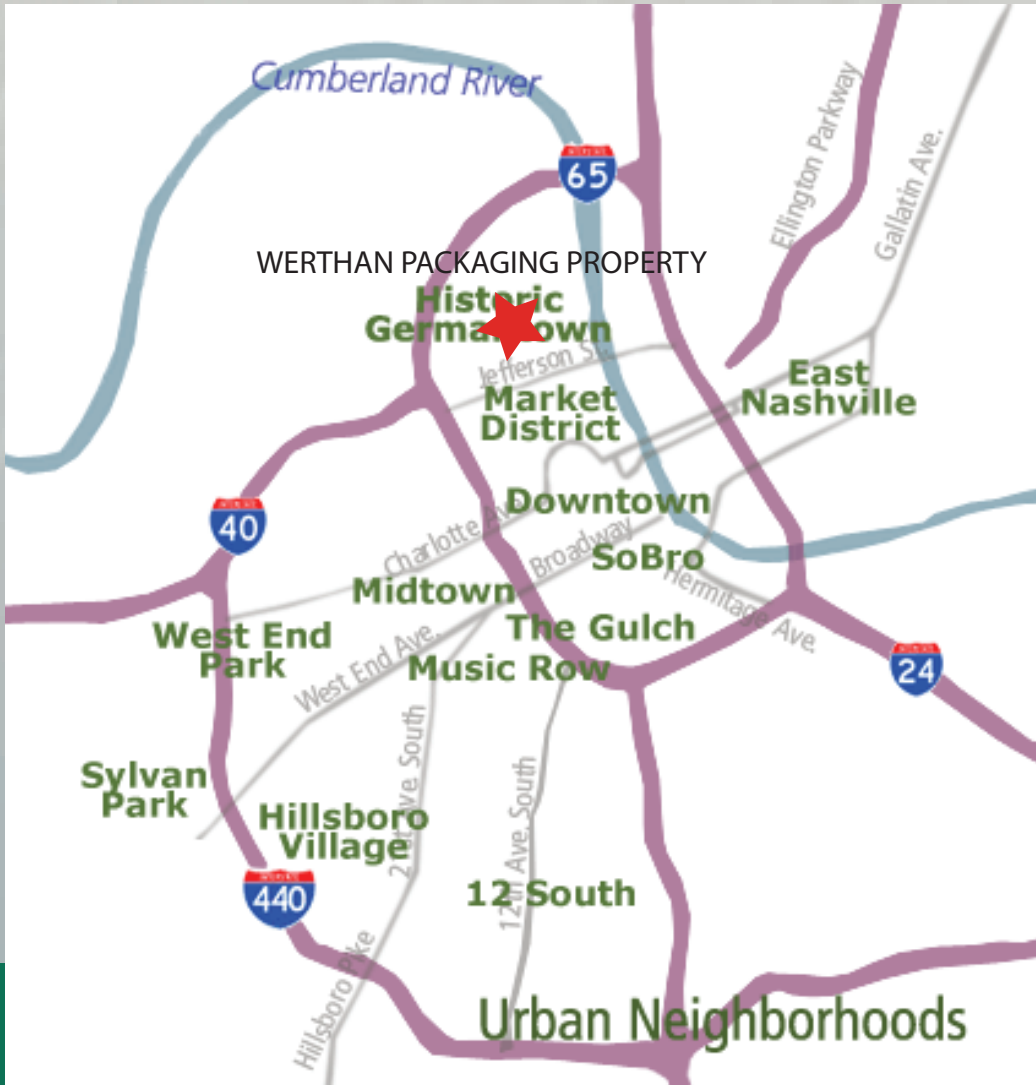
**Chas.
Hawkins
Company
Inc.**

COMMERCIAL REAL ESTATE

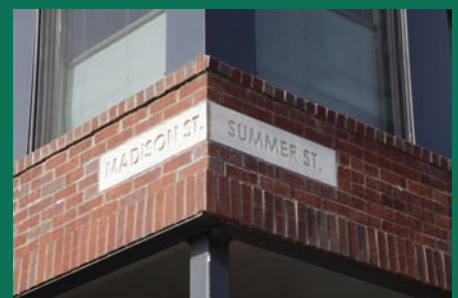
CORFAC
International

HISTORIC GERMANTOWN

Germantown is one of Nashville's premier historic neighborhoods. Located just a few blocks north of the original location of Fort Nashborough, the history of this area dates back to the early years of Nashville's existence. Today, Germantown is a destination of interest for city dwellers, fine dining and investors with a passion for historical preservation and redevelopment with character. Restaurants such as City House, Mad Platter and Germantown Cafe and development projects such as Werthan Lofts, Morgan Park Place and The Square at Madison Street are defining this neighborhood's future and setting the pace of urban renewal in Nashville.



**Historic
Germantown**
nashville, tennessee



Established 1962

Chas. Hawkins Company Inc.

COMMERCIAL REAL ESTATE

CORFAC
International

PROPERTY IMAGES

