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STRATO CAPITAL'S 3rd TENNESSEE ACQUISITION ADDS IRREPLACEABLE URBAN INFILL INDUSTRIAL ASSET

191 POLK AVENUE, NASHVILLE, TN

NASHVILLE, TN / BOCA RATON, FL / CHARLOTTE, NC — April 28, 2026 — Strato Capital, LLC, a private commercial real estate investment firm, has acquired 191 Polk Avenue, a 257,000 square foot industrial/flex asset on 17 acres in Nashville, Tennessee.

Positioned inside Nashville's I-440 loop - between downtown, Wedgewood-Houston and Nashville International Airport ,191 Polk offers direct access to I-40, I-24, and I-65, and places tenants within a one-day drive of 75% of the US population. The property is 100% occupied with value-add opportunities. Strato purchased this property with its partners, including a highly regarded institutional insurance company.

"191 Polk is exactly the kind of irreplaceable asset we look for — 17 acres of urban infill, between WeHo and BNA. We're committing real capital to make meaningful improvements here, for today's tenants and the businesses that will call this place home for years to come," said Darren Hirsch, Co-Founder and Managing Partner of Strato Capital.

Planned improvements include exterior repainting and architectural upgrades, truck court and site repairs, landscaping, rebranding, and optimization of the property's industrial outdoor storage areas. The investment is designed to enhance the experience for current tenants while positioning 191 Polk to attract businesses that value proximity to downtown Nashville and its surrounding neighborhoods - a location where infill industrial availability is scarce and continues to decline.

Brian Nelson, Co-Founder and Managing Partner, said "We're here to retain great businesses, attract new ones, and watch this area prosper. This is our third Tennessee acquisition in three years across industrial and office. It reflects what we've believed from inception — great assets in growing markets, managed with care and backed by investment, create value for tenants, the community, and investors"

About Strato Capital, LLC

Strato Capital is a private CRE investment firm with offices in Boca Raton, FL, and Charlotte, NC, focused on core-plus and value-add acquisitions across industrial, office, and mixed-use assets in the Southeast.

Seller was represented by Colliers, Nashville team.

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