Davidson County, Tennessee — #1 of 7: Warehousing and Storage Sites

Davidson County leads TN in warehousing sites

Based on 2022 U.S. Census data

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THE DATA

54

Warehousing and Storage Sites (2022)

Davidson County holds the highest count of warehousing and storage sites among all counties in the Nashville metro and across Tennessee.

With 54 facilities, Davidson County is the undisputed industrial core of the Nashville MSA. This concentration reflects decades of infrastructure investment, strategic location at the intersection of major freight corridors, and a deep pool of skilled labor. The data confirms that Nashville's industrial strength is not spreading evenly but remains anchored in its central county.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 493 (Warehousing and storage) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-nashville-ind-493-county

01

Industrial centrality drives real estate demand

This clustering effect is not accidental. It reflects long-term zoning stability, established transportation access, and a mature workforce pipeline—factors that new entrants in Rutherford and Sumner counties are only beginning to replicate.

02

The rise of Sumner County is not a threat

This suggests that Nashville’s industrial ecosystem is not a zero-sum race but a layered network, with Davidson County as the central node and emerging hubs like Sumner and Rutherford as critical, specialized satellites.

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