

BUILD-TO-SUIT

CHARLES HAWKINS CO.

New Construction: ±190,000 SF

- Divisible to 47,500 SF

CentrePointe Drive, LaVergne, TN 37086

CentrePointe Distribution Park

General Representation of Facility Planned to be Built



Robert Stout, SIOR
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

Building Specifications

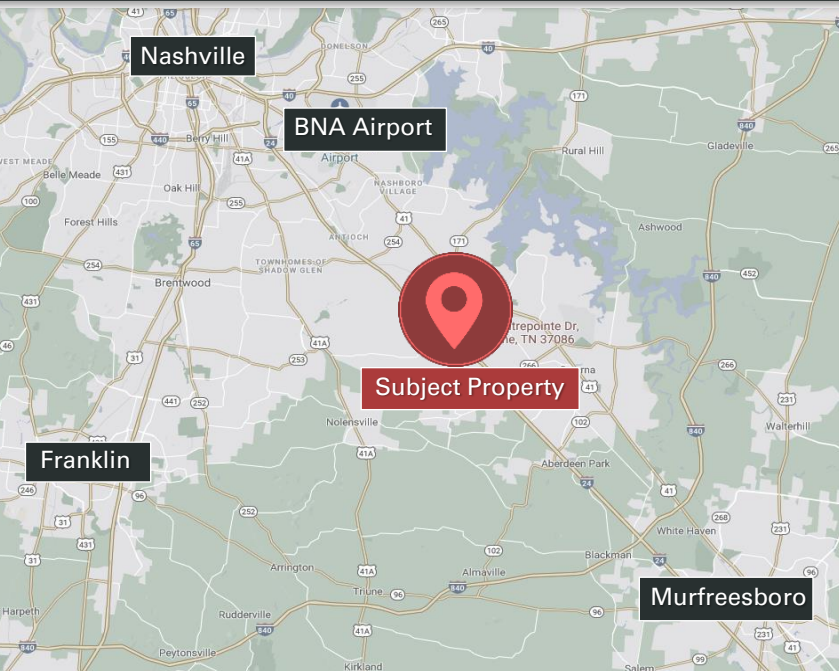
BUILD-TO-SUIT OPPORTUNITY

- ±190,000 SF
- **Divisible to 47,500 SF, 95,000 SF, 142,500 SF**
- Build-to-suit opportunity
- BTS Office Space
- Approximately (40) Dock Doors
- (3) Drive-In Ramps
- Cross Dock
- LED Lighting
- 135' Truck Court
- 36' Clear Height
- ESFR Sprinkler
- Excellent access to I-24 via Waldron Road (0.5 mile)
- Located in the CentrePointe Distribution Park

LEASE RATE: TBD

LOCATION OVERVIEW

The property is strategically situated south of downtown Nashville in a growing industrial corridor & is within 600 miles of 50% of the US population.



0.5 Miles I-24

Easy access to I-24 via a main thoroughfare (Waldron Road)



19 Miles to CBD

Conveniently situated 19 miles south of downtown Nashville




13 Miles to BNA

Expanding BNA Airport is 20 minutes north of the site

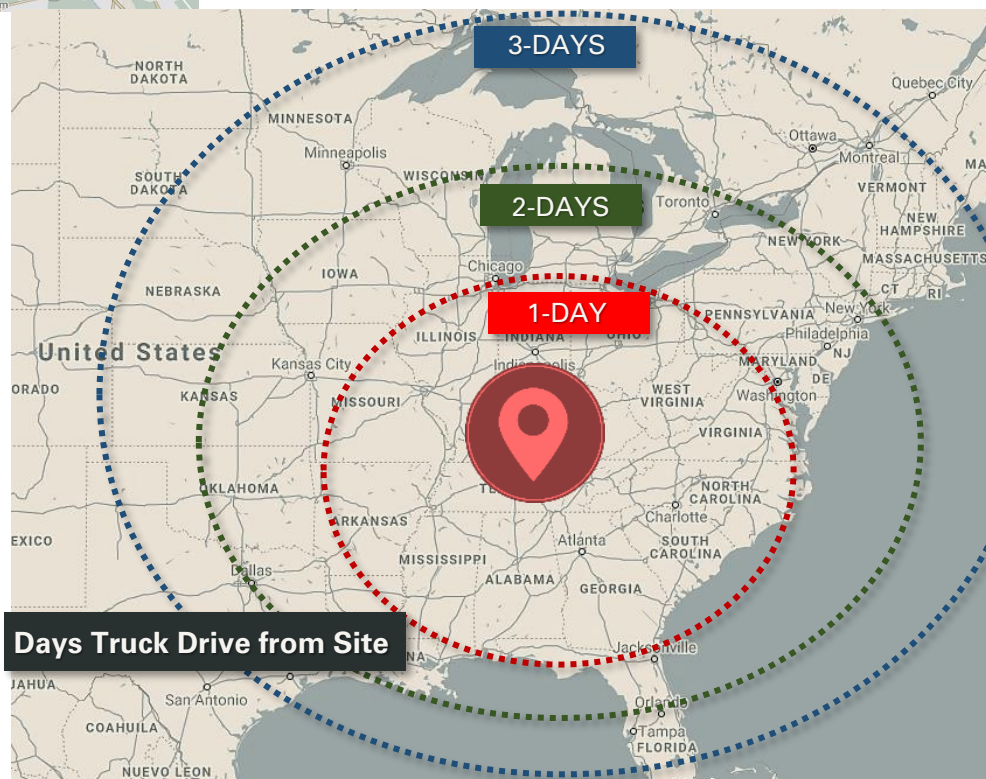
DISTANCES

Interstate Access

 0.5 miles from on-ramp

Major City Distances

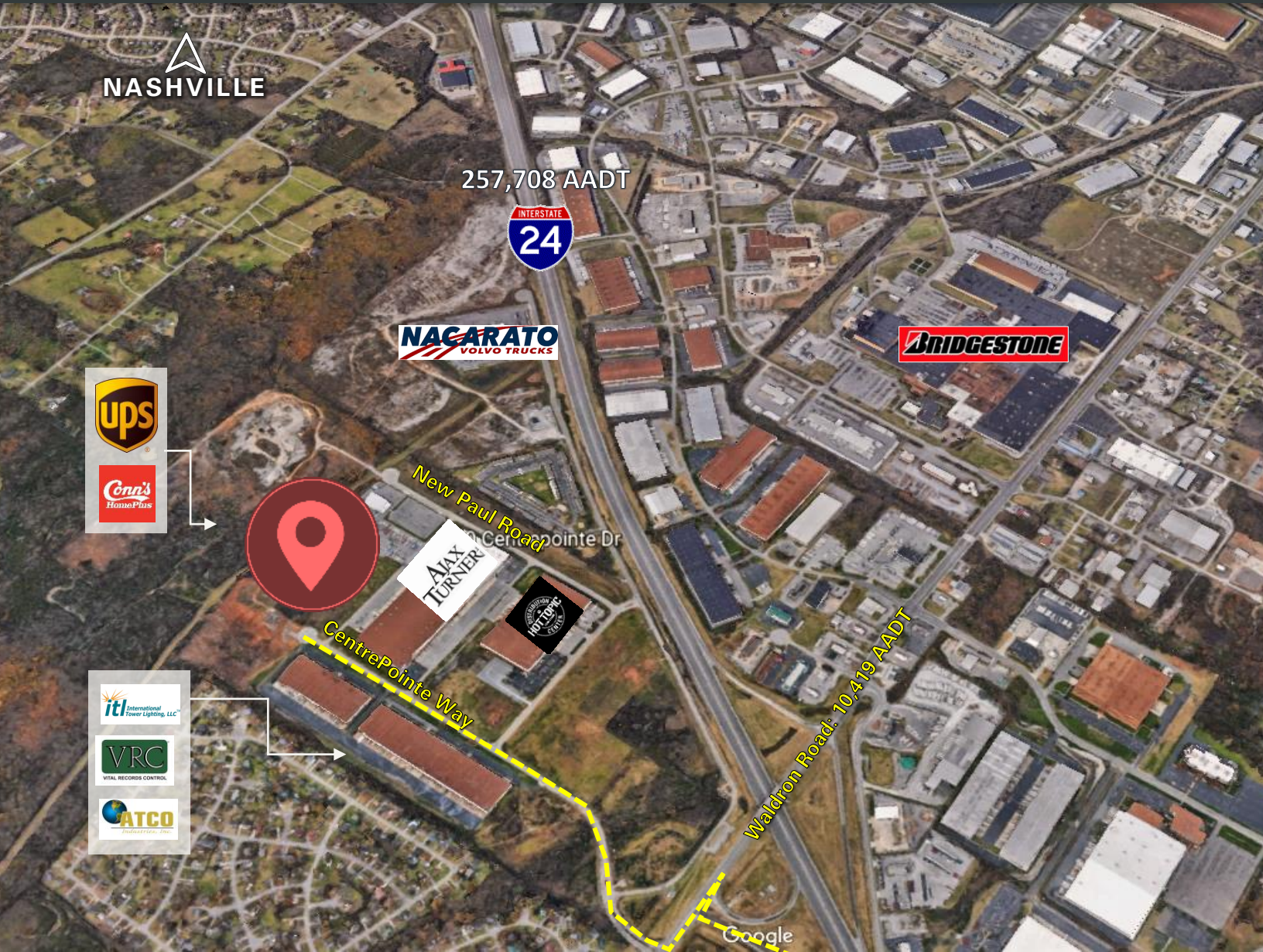
Memphis, TN	247 miles
Louisville, KY	210 miles
Charlotte, NC	427 miles
Atlanta, GA	246 miles
Birmingham, AL	200 miles
St. Louis MO	324 miles



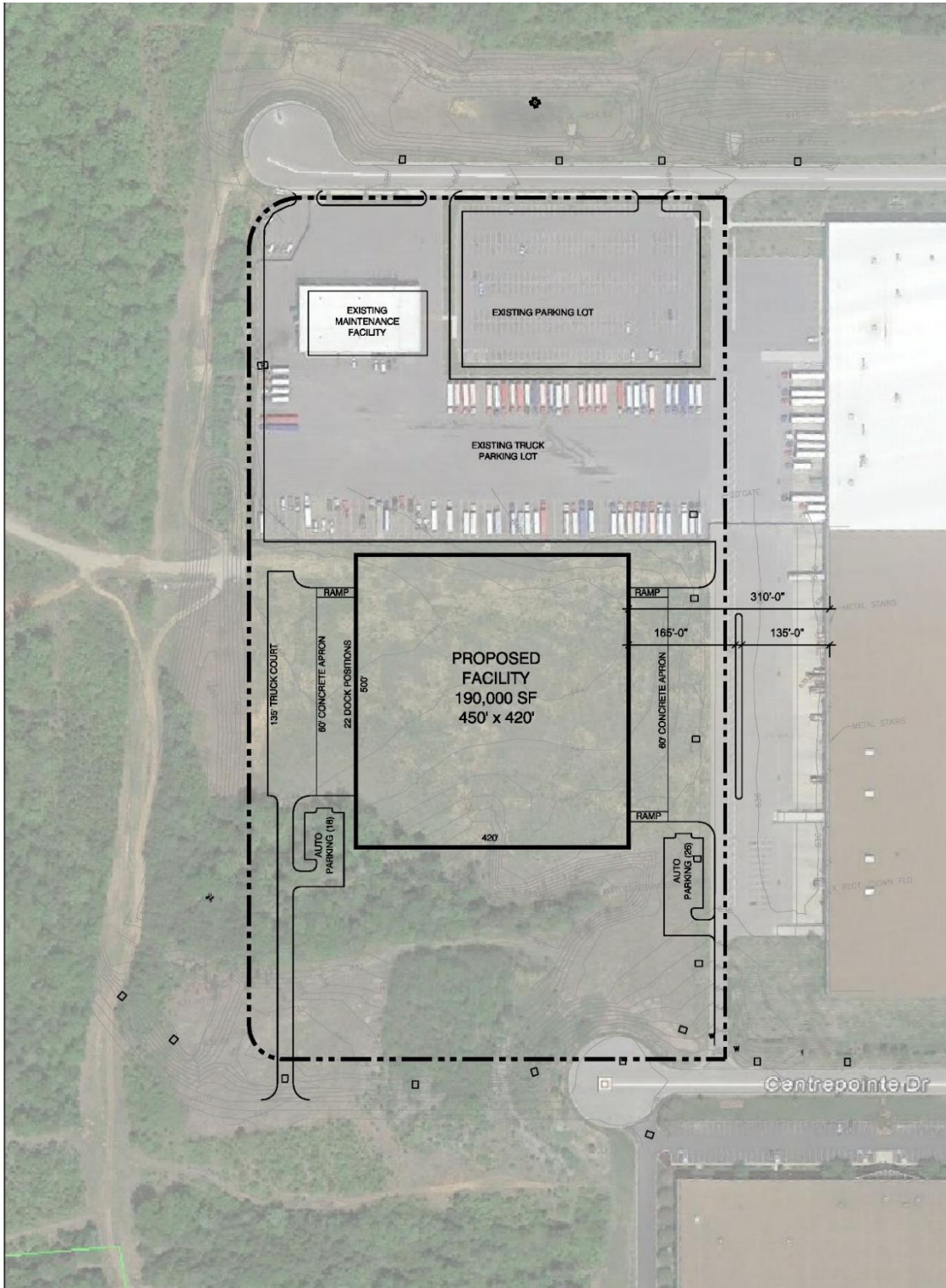
Days Truck Drive from Site

LOCATION AERIAL

Ajax Turner, Conn's Distribution Center, UPS Customer Care, Superior Communications, Tire Discounters Warehouse, Crate & Barrel Warehouse



PROPOSED SITE PLAN



CentrePointe Distribution Park



CONTACT

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