

# Louisville

## Highway Industrial

GOODLETTSVILLE, TN 37072

## For Lease or Sale

### 123,084 SF

BUILDING 1

### 78,931 SF

BUILDING 2



NEW CLASS A INDUSTRIAL

**M** MERUS

**CBRE**

# The Offering



## 2-BUILDING INDUSTRIAL SITE

<b>Current Zoning:</b>	IG - Industrial General
<b>Building Area:</b>	Building 1: 123,084 SF Available Building 2: 78,931 SF Available
<b>Building Dimensions:</b>	Building 1: 560' L x 220' D Building 2: 510' L x 200' D
<b>Dock Configuration:</b>	Rear load, 130' deep truck court
<b>Automobile Parking:</b>	Building 1: 82 parking spaces Building 2: 78 parking spaces
<b>Building Floor Slab:</b>	6" thick concrete slab
<b>Construction Type:</b>	Concrete tilt-wall
<b>Column Bay Spacing:</b>	Building 1: 56' deep x 53'-4" wide Typical with 60' deep loading bays Building 2: 56' deep x 46'-8" wide Typical with 60' deep loading bays
<b>Clear Height:</b>	Building 1: 30' Building 2: 30' Starting at one column line past the first speed bay
<b>Roof:</b>	45 mil TPO; 20-year manufacturer warranty
<b>Dock Doors:</b>	43 truck docks, 9' wide x 10' high 9' wide x 10' high manual dock doors Building 1: 14 dock doors with 40K LB levelers and deals 8 knock outs Building 2: 13 dock doors with 8 knock outs
<b>Drive-In Ramp Doors:</b>	2 per building, 4 total (12' wide x 14' high) with 3 available
<b>Warehouse Heating:</b>	Gas-fired unit heaters
<b>Fire Protection:</b>	ESFR sprinkler systems
<b>Electrical:</b>	Each building has one 1,200-amp, 480-volt service (expandable)
<b>Office:</b>	Building 1: 1,500 SF ready office (expandable as TI) Building 2: Build-to-Suit (as TI)
<b>Electrical:</b>	One (1) 2,000-amp, 480-volt, three-phase service (expandable) One (1) 200-amp house sub panel
<b>Office:</b>	2,500 square foot spec office space with two (2) unisex restrooms

# Aerial Overview

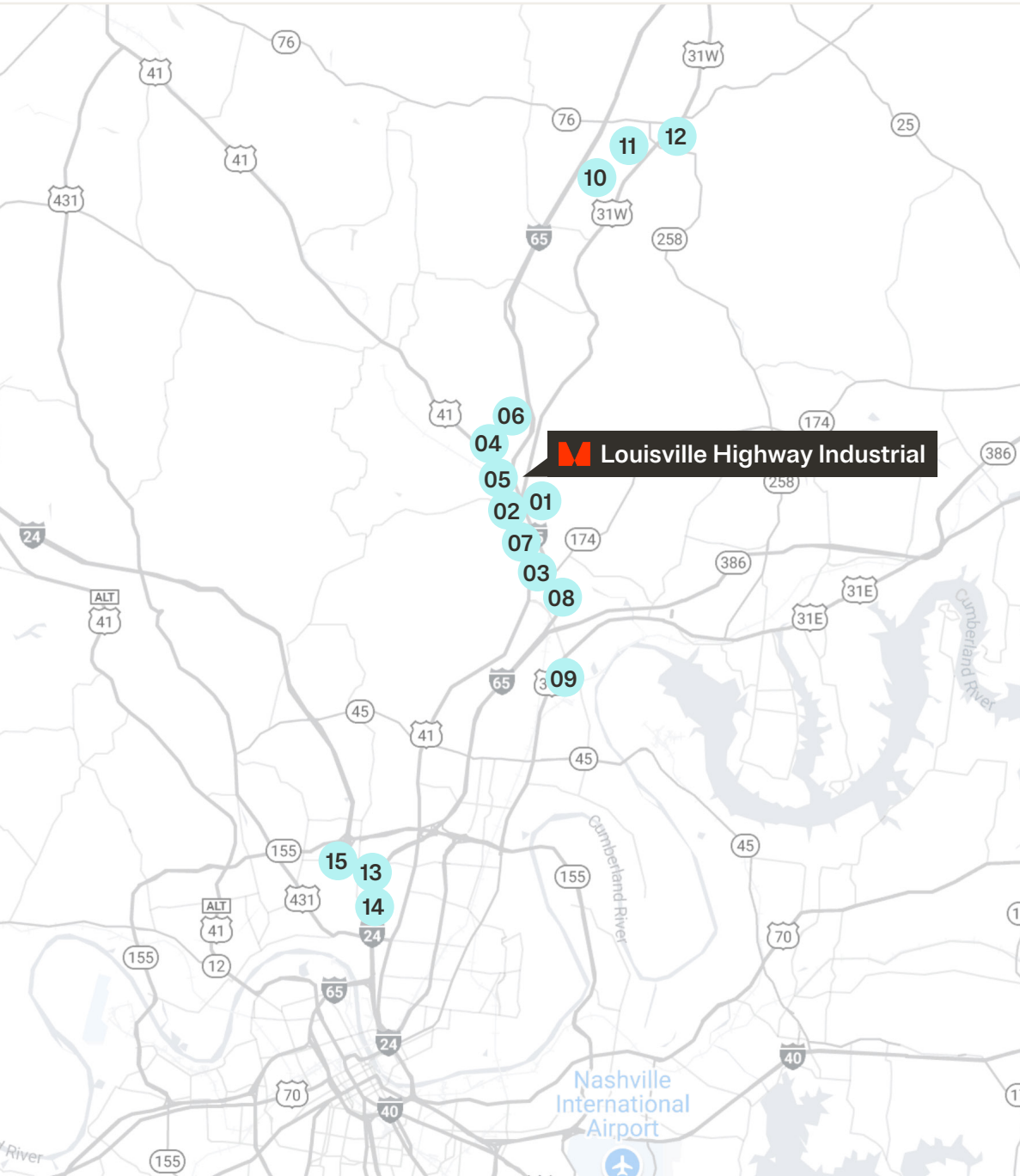
DIRECT AND EASY ACCESS TO INTERSTATE-65



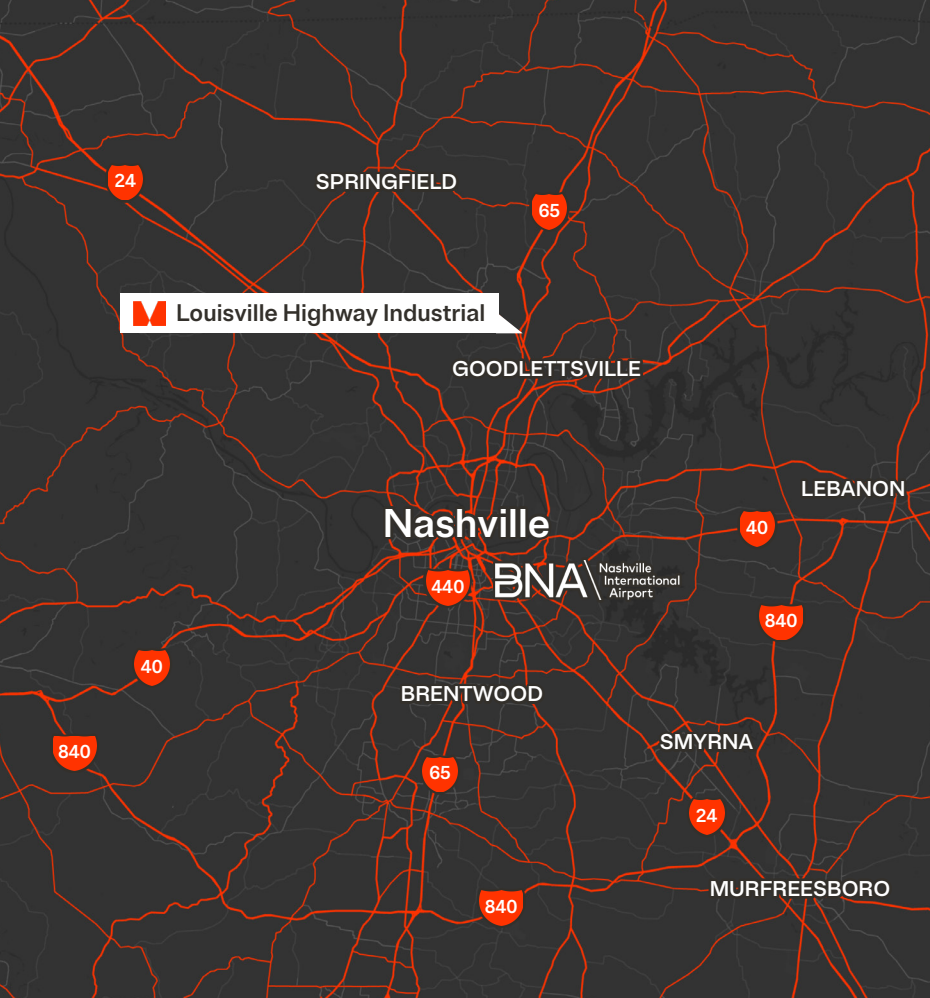
LOUISVILLE HIGHWAY

# In Good Company

## GOODLETTSVILLE INDUSTRIAL USERS



- 01 **CWC Logistics**  
GLA: 160,000 SF
- 02 **BF Meyers Distribution Center**  
GLA: 90,000 SF
- 03 **Dr Pepper Snapple Group**  
GLA: 102,000 SF
- 04 **Holland Regional**  
GLA: 53,880 SF
- 05 **Fidelitone**  
GLA: 213,890 SF
- 06 **ATA Distribution Services**  
GLA: 66,232 SF
- 07 **Althea**  
GLA: 102,000 SF
- 08 **Associated Wholesale Grocers**  
GLA: 852,234 SF
- 09 **Amazon**  
GLA: 124,020 SF
- 10 **Lowe's Millwork**  
GLA: 272,640 SF
- 11 **Propack**  
GLA: 101,840 SF
- 12 **Proampac**  
GLA: 183,825 SF
- 13 **Lipman**  
GLA: 437,709 SF
- 14 **Amazon**  
GLA: 124,020 SF
- 15 **Brick Church Industrial Park**  
GLA: 1,100,000 SF



## Nashville Logistics by the Numbers

50%

OF THE US POPULATION LIVES WITHIN 650 MILES (1-DAY TRUCKING DISTANCE)

12M

PEOPLE LIVE WITHIN A 2.5-HOUR DRIVE OF NASHVILLE

1 of 6

U.S. CITIES WITH 3 MAJOR INTERSTATES CONVERGING: I-24, I-65, I-40

#8

FASTEST GROWING MAJOR MSA (NASHVILLE) IN THE USA - 1.9 MILLION RESIDENTS; 86 NEW RESIDENTS PER DAY

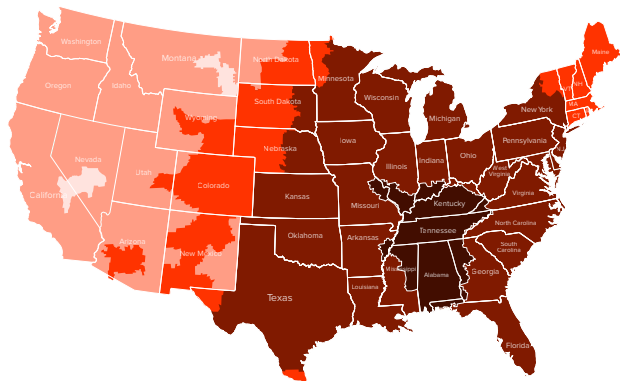
#6

FASTEST GROWING COUNTY (SUMNER) IN TENNESSEE - 196,281 RESIDENTS

4.18%

POPULATION GROWTH - GOODLETTSVILLE, TN HAS EXPERIENCED A 4.18% POPULATION GROWTH SINCE 2010

### FEDEX GROUND PARCEL DELIVERY



From Nashville, 72% of the US population is reached with FedEx's One- and Two-Day Ground Delivery.

- 1 Day
- 2 Days
- 3 Days
- 4 Days
- 5 Days

Louisville Highway Industrial is located less than half a mile from I-65 Exit 98 off of US-31W, a major local commercial corridor.

Situated just north of downtown Goodlettsville and Rivergate Mall, the site is surrounded by retail and industrial users with outstanding access to the local labor pool.

Interstate 65	0.4 Miles
Downtown Goodlettsville	2.4 Miles
Rivergate Mall	4.3 Miles
Downtown Nashville	16 Miles
Nashville Int'l Airport	22 Miles
Louisville, KY	159 Miles
Memphis, TN	225 Miles
Atlanta, GA	261 Miles



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## CONTACT US

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