



# FOR SALE OR LEASE

CLASS A NEW CONSTRUCTION  
107,500 SF INDUSTRIAL SPACE AVAILABLE

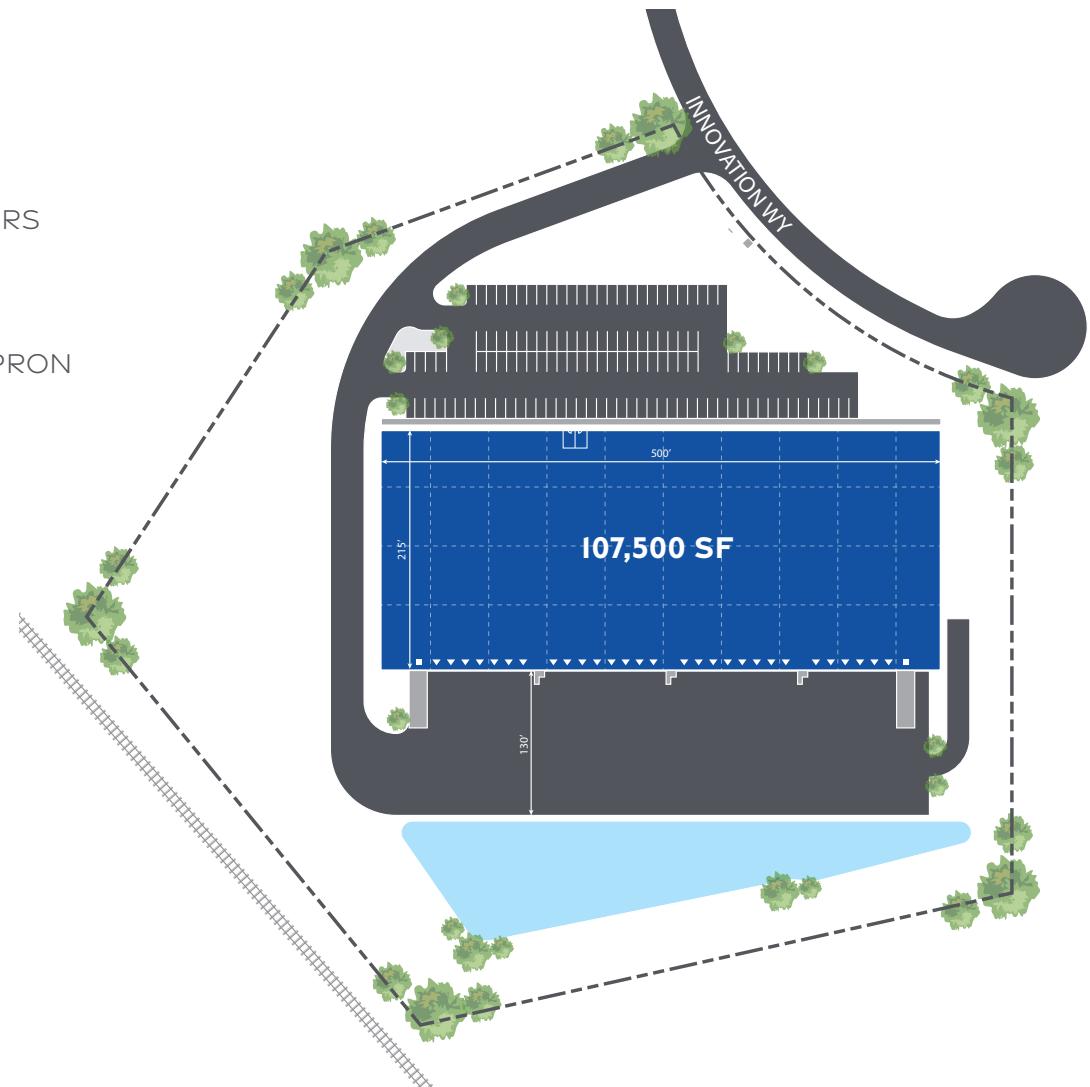
230 INNOVATION WAY, HENDERSONVILLE, TN

LOVETT  
INDUSTRIAL

STREAM®

# PROPERTY HIGHLIGHTS

<b>BUILDING SIZE:</b>	107,400 SF
<b>DIVISIBLE TO:</b>	31,390 SF
<b>CLEAR HEIGHT:</b>	32'
<b>BUILDING DEPTH:</b>	215'
<b>DOCK DOORS:</b>	29 (9' X 10') II WITH 35,000 LB LEVELERS
<b>DRIVE-IN DOORS:</b>	2 (12' X 14')
<b>COLUMN SPACING:</b>	52' X 52' WITH A 60' SPEED BAY
<b>TRUCK COURT:</b>	130' WITH A 60' CONCRETE DOCK APRON
<b>SLAB:</b>	6"
<b>ROOF:</b>	60 MIL TPO (R-20 INSULATION)
<b>FIRE PROTECTION:</b>	ESFR
<b>LIGHTING:</b>	30 FC LIGHTING WITH 10' WHIPS
<b>POWER SERVICE:</b>	2,500 AMPS (EXPANDABLE)
<b>COMPLETION DATE:</b>	Q3 2026
<b>SITE AREA:</b>	10.39 ACRES
<b>PARKING:</b>	120 AUTO SPACES
<b>CONSTRUCTION TYPE:</b>	CONCRETE TILT UP



# LOCATION



**4 MIN**



**7 MIN**



**15 MIN**  
DOWNTOWN



**20 MIN**  
NASHVILLE  
INTERNATIONAL  
AIRPORT



**1 OF 6**  
U.S. CITIES WITH  
3 MAJOR INTERSTATES



**12M**  
PEOPLE LIVE WITHIN  
A 2.5 HOUR DRIVE



**50%** OF THE U.S.  
POPULATION LIVES WITHIN  
**650 MILES**



# DEMOCRAPHICS

SOURCE: ESRI, NASHVILLE CHAMBER OF COMMERCE



**9%**

YOY BLUE COLLAR JOB  
GROWTH IN SUMNER &  
DAVIDSON COUNTIES

BLUE COLLAR JOBS WITHIN A 15 MILE RADIUS

**125,300**      **140,000**

IN 2025

IN 2029

**JOB GROWTH**  
2012-2022

**84%**  
NASHVILLE MSA

**POPULATION GROWTH**  
2012-2022

**26%**  
NASHVILLE MSA

**49%**  
UNITED STATES

**6.8%**  
UNITED STATES

  
**INNOVATION**  
LOGISTICS CENTER

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