



HIGHPOINTE24

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SITE ADVANTAGES & ACCESS



WORKFORCE POPULATION



Rutherford County | Population 349,374
Labor Force 191,240 | Nashville MSA 1,933,860

RETAIL & LODGING AMENITIES



Less than 1 mile from property

I-2 ZONING



Heavy Industrial City of La Vergne

BUILDING SPECS

PHASE ONE

	100	200	300	700	
				Suite 701	Suite 709
AVAILABLE SF	Fully Leased	Fully Leased	Fully Leased	108,774	21,668
TOTAL SF	163,780	92,340	137,700	195,880	195,880
MIN. DIVISIBLE	41,408	18,144	18,144	32,400	21,668
COLUMN SPACING	50' x 52'	54' x 54'	54' x 54'	50' x 54'	50' x 54'
OFFICE	3,538 SF	3,862 SF	2,871 SF	4,379	2,175
CLEAR HEIGHT	32'	32'	32'	32'	32'
LOAD TYPE	Rear-Load	Rear-Load	Rear-Load	Rear-Load	Rear-Load
DOCK DOORS	31	26	41	28	5
DRIVE-INS	3	3	4	3	1
TRAILER PARKING	40	0	0	38	7
AUTO PARKING	161	108	164	135	25
DIMENSIONS	624' x 260'	540' x 168'	810' x 168'	540' x 200'	108' x 200'
DELIVERY DATE	3Q 2022	4Q 2022	1Q 2023	2Q 2023	2Q 2023

PHASE TWO

	400	500	600
AVAILABLE SF	163,780	Fully Leased	Fully Leased
TOTAL SF	163,780	121,500	254,912
MIN. DIVISIBLE	40,560	23,976	254,912
COLUMN SPACING	50' x 52'	54' x 54'	56' x 54'
OFFICE	3,635 SF	(2) 3,623 SF	BTS
CLEAR HEIGHT	32'	32'	36'
LOAD TYPE	Rear-Load	Rear-Load	Cross-Dock
DOCK DOORS	31 (21 Levelers)	27 (15 Levelers)	68
DRIVE-INS	3	3	4
TRAILER PARKING	Up to 45	Up to 45	47
AUTO PARKING	132	101	348
DIMENSIONS	624' x 260'	540' x 222'	728' x 336'
DELIVERY DATE	Q4 2024	Q4 2024	Q4 2024

CONSTRUCTION UPDATES



SURROUNDING AMENITIES



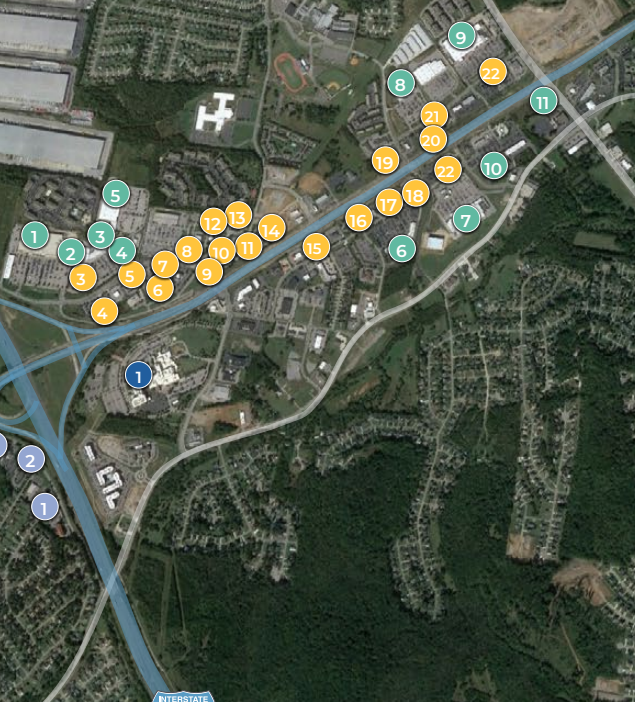
Smyrna/Rutherford County Airport



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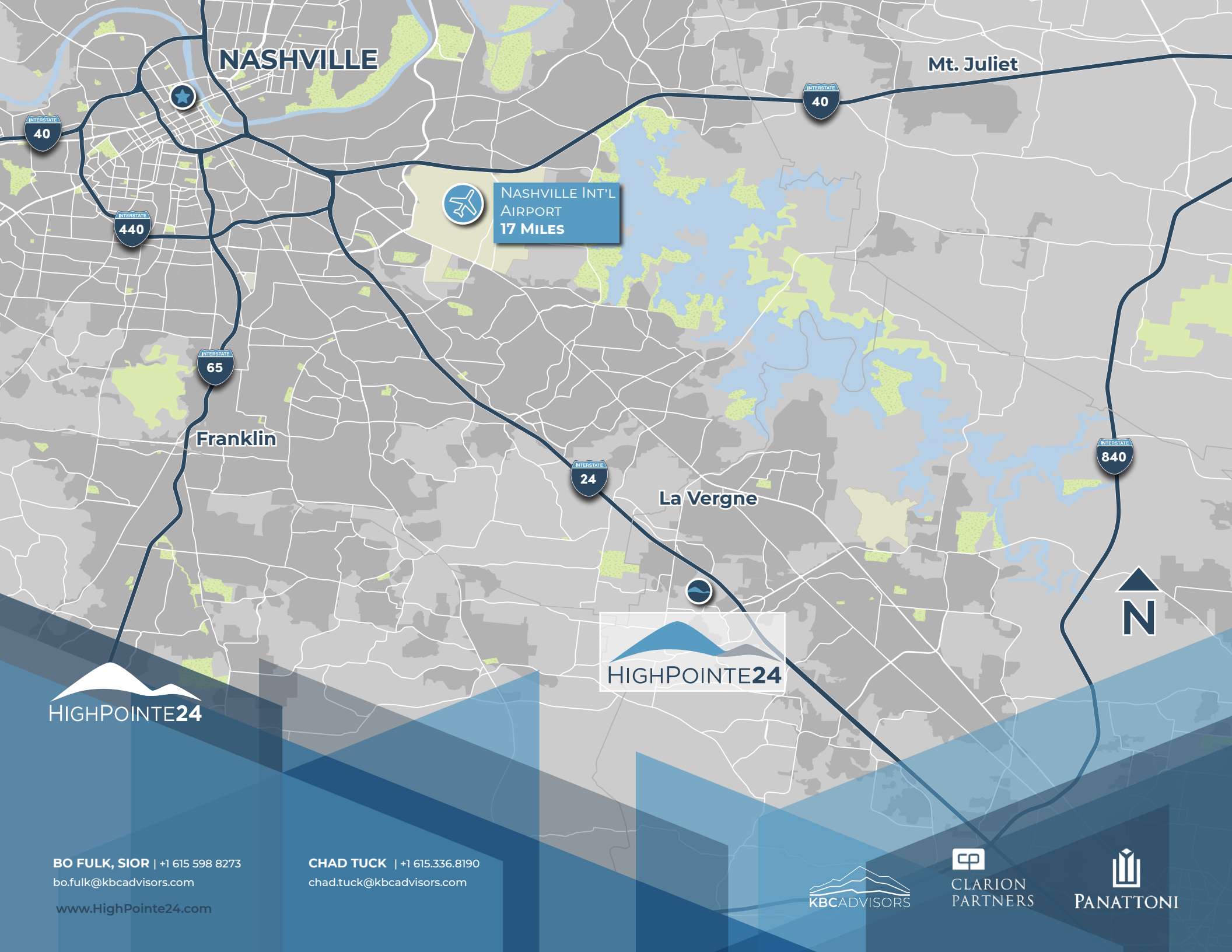
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|--------------------------|-----------------------|--------------------------------|-------------------------------------|
| 1 Cracker Barrel | 13 Sonic | 2 PetSmart | 3 Hilton Garden Inn |
| 2 O'Charley's | 14 Panera Bread | 3 Ross Dress For Less | 4 Comfort Suites |
| 3 Burger King | 15 Dunkin' Donuts | 4 Ulta Beauty | 5 Candlewood Suites |
| 4 Cheddar's | 16 Jim 'N Nick's | 5 Dollar Tree | 6 Home2 Suites by Hilton |
| 5 LongHorn | 17 Cook Out | 6 Publix | 7 TownePlace Suites by Marriott |
| 6 Famous Dave's BBQ | 18 Arby's | 7 Home Depot | 1 TriStar StoneCrest Medical Center |
| 7 Zaxby's | 19 Waffle House | 8 Academy Sport's Outdoor | 2 Motlow State Community College |
| 8 Chipotle Mexican Grill | 20 Wendy's | 9 Lowe's | 3 YMCA |
| 9 Starbucks | 21 Chick Fil A | 10 Kroger | |
| 10 Chili's | 22 Jersey Mike's | 11 CVS | |
| 11 Logan's Roadhouse | 23 Buffalo Wild Wings | 1 Holiday Inn Express & Suites | |
| 12 IHOP | 1 Target | 2 Hampton Inn & Suites | |

- RESTAURANTS
- RETAIL
- HOSPITALITY
- OTHER



NASHVILLE

Mt. Juliet

NASHVILLE INT'L AIRPORT
17 MILES

Franklin

La Vergne

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