

HARDING

COMMERCE CENTER

B BRENNAN
INVESTMENT GROUP

CBRE



BUILDING 2

BUILDING 1

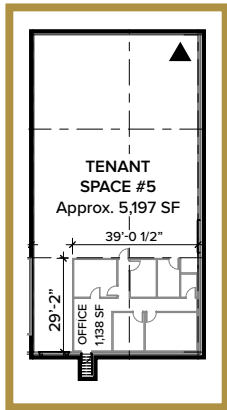
BNA Nashville
International
Airport

AVAILABLE FOR LEASE
Two Building Industrial Park
Near Nashville Airport

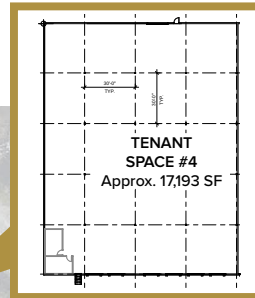
NASHVILLE, TN

SITE PLAN

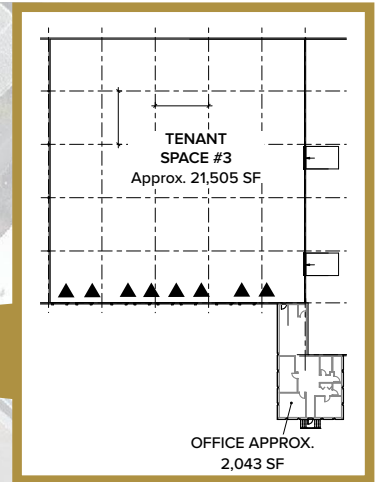
PARK AVAILABILITIES



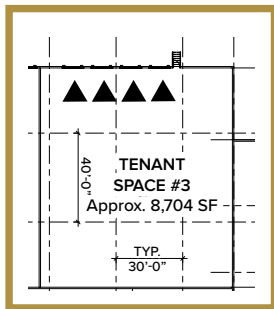
AVAILABLE SUITE 5026



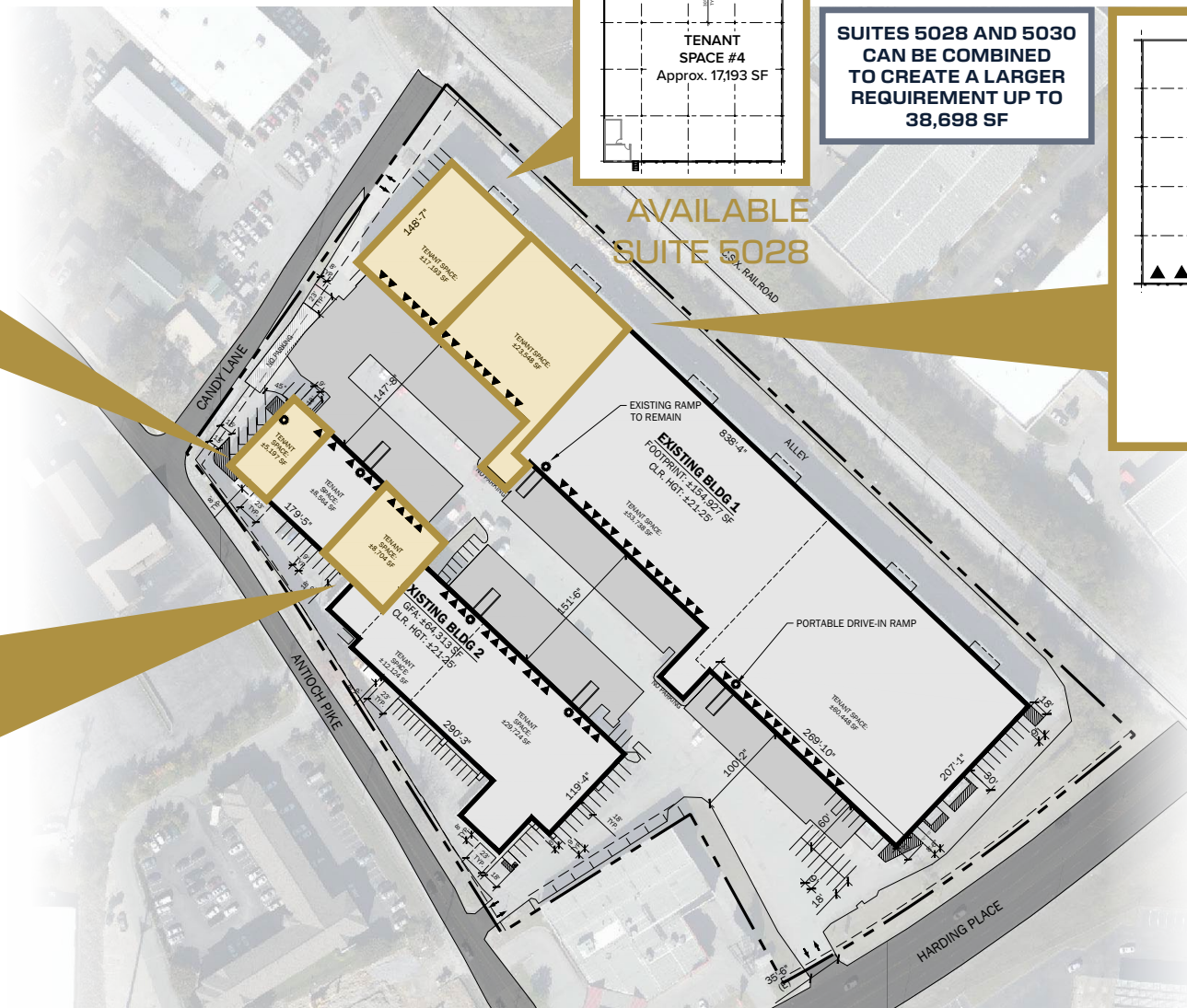
SUITES 5028 AND 5030 CAN BE COMBINED TO CREATE A LARGER REQUIREMENT UP TO 38,698 SF



AVAILABLE SUITE 5030



AVAILABLE SUITE 5016



- ▼ Dock Position
- Drive-in Door

BUILDING SPECIFICATIONS

Address:	5006 Harding Place, Nashville, TN 37211
Acres:	9.11
Zoning:	IWD - Industrial/Warehousing/Distribution
Year Built/Renovations:	1974/2024
Wall Construction:	CMU & Metal
Loading Type:	Front-Load
Sprinkler	Wet Sprinkler System
Roof Type:	60 Mil TPO with 20-Year Warranty (Installed 2024)
Power:	1,525 Amps (West Building Total)



AVAILABLE SUITES

	BUILDING ONE		BUILDING TWO	
Suite Number:	5028	5030	5016	5026
Total Square Feet:	17,193 SF	21,505 SF	8,704 SF	5,197 SF
Office Square Feet:	382 SF	2,043 SF	N/A	1,138 SF
Clear Heights:	22'-23'	22'-23'	22'-23'	22'-23'
Loading:	6 Dock-High Door	8 Dock-High Door	4 Dock-High Door	1 Dock-High Door, 1 Ramped Drive-In Door
Warehouse Lighting:	Fluorescent	Fluorescent	Fluorescent	Fluorescent
Warehouse Cooling:	None	None	None	None
Warehouse Heating:	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters	Natural Gas-Fired Unit Heaters

AERIAL

PARK UPGRADES



**NEW CONCRETE
TRUCK COURT PADS
(COMPLETE)**

**NEW ASPHALT IN
ALL DRIVE AREAS
(COMPLETE)**

**NEW UPGRADED
ELECTRICAL PANELS
(COMPLETE)**

**NEW 60 MIL TPO ROOF
WITH 20-YEAR WARRANTY
(COMPLETE)**

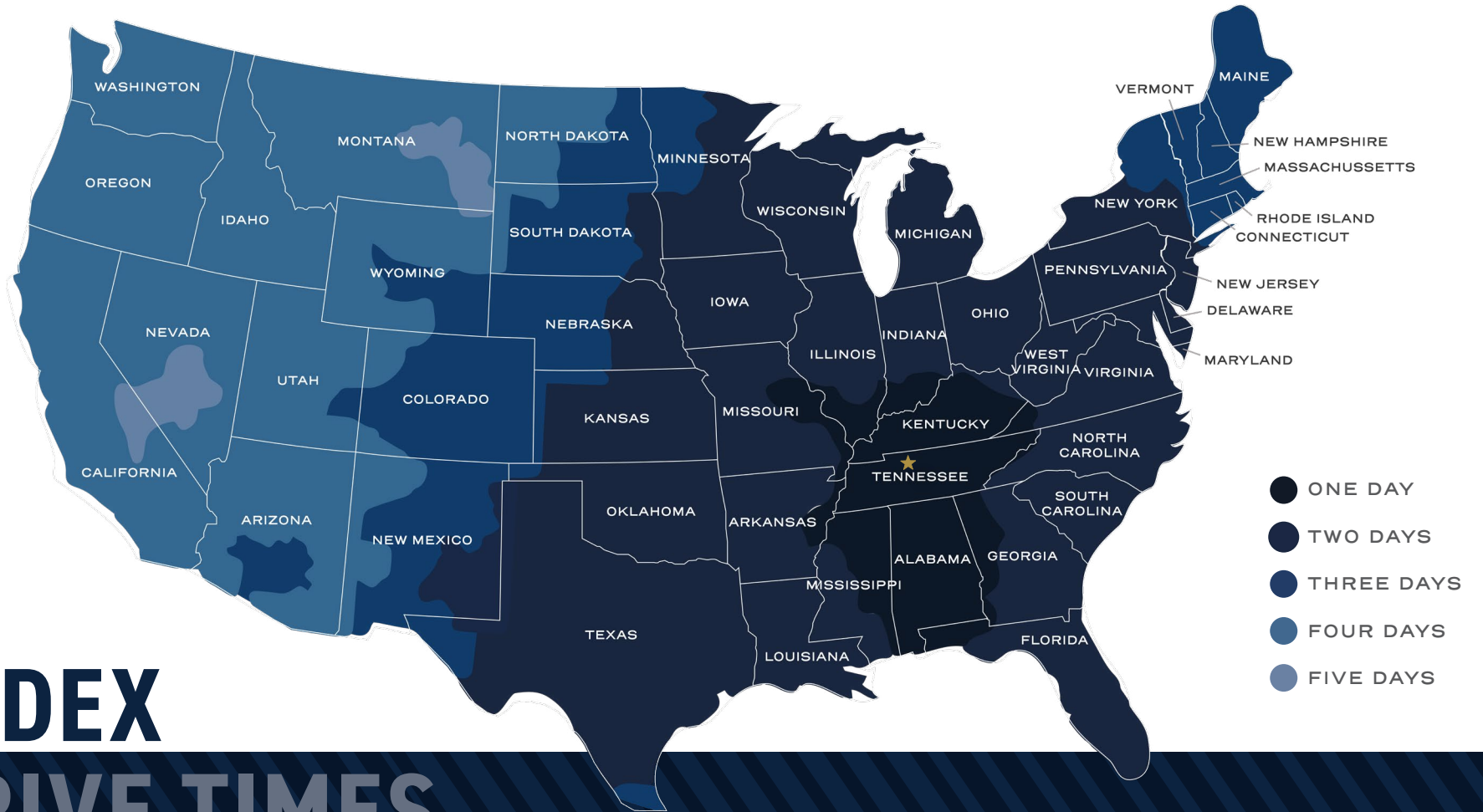
**NEW CURBS
& BOLLARDS
(COMPLETE)**

**NEW EXTERIOR
LED LIGHTING
(COMPLETE)**

**NEW EXTERIOR PAINT
(COMPLETE)**

NEARBY AMENITIES





FEDEX DRIVE TIMES



Davidson County is located within **650 miles of 50% of the US population**



41M People within a **300-mile** radius



75% of the US market is within a **2-hour flight**



12 million people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville

DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

2023 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

37

MEDIAN AGE

+126k

2028 PROJECT HOUSEHOLDS

6.6%

POP. GROWTH OVER NEXT 5 YEARS

+2.1M

TOTAL POP.

+\$110k

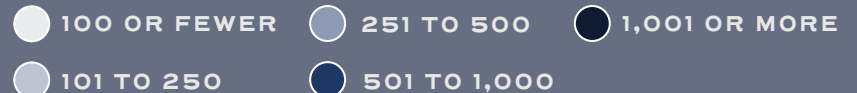
2024 AVERAGE HOUSEHOLD INCOME

6.4%

POP. GROWTH OVER LAST 4 YEARS



HEAT MAP





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