

# BUILD-TO-SUIT

# CHARLES HAWKINS CO.

Exclusively listed by: Charles Hawkins Co.  
760 Melrose Avenue, Nashville, TN 37221  
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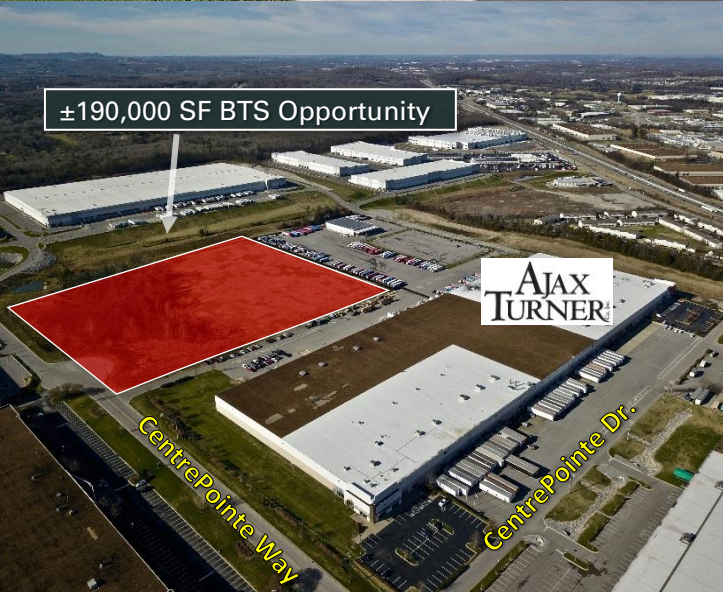
## New Construction: ±190,000 SF

- 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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**McNeill Stout**  
Vice President  
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## Building Specifications

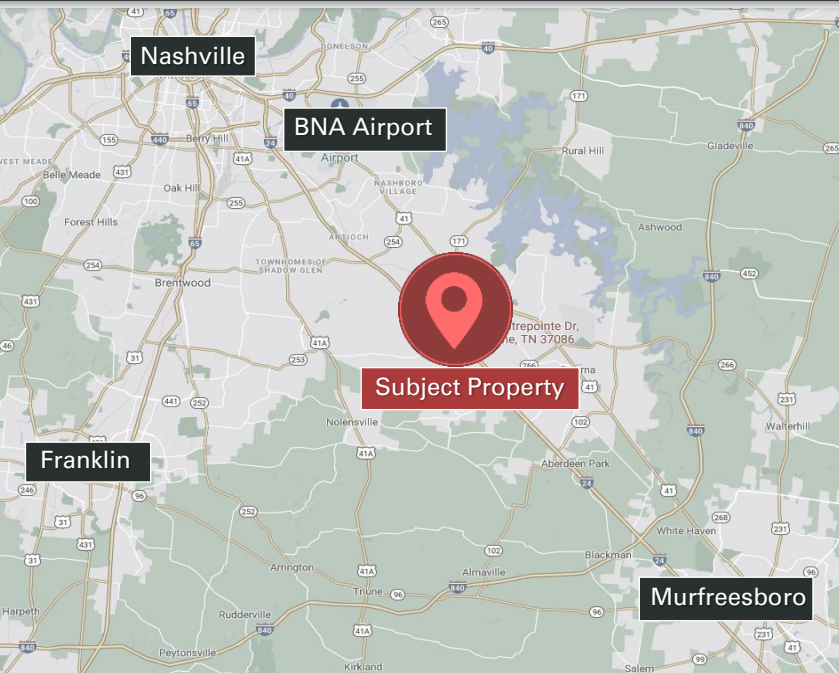
### BUILD-TO-SUIT OPPORTUNITY

- ±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

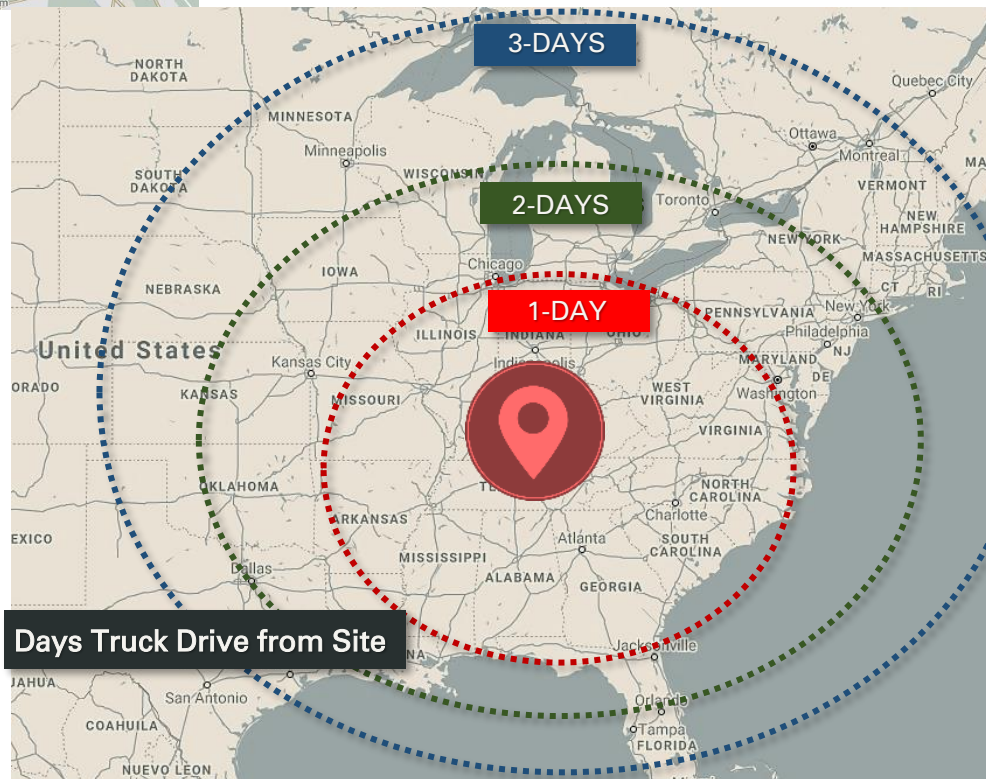
## DISTANCES

### Interstate Access

 0.5 miles from on-ramp

### Major City Distances

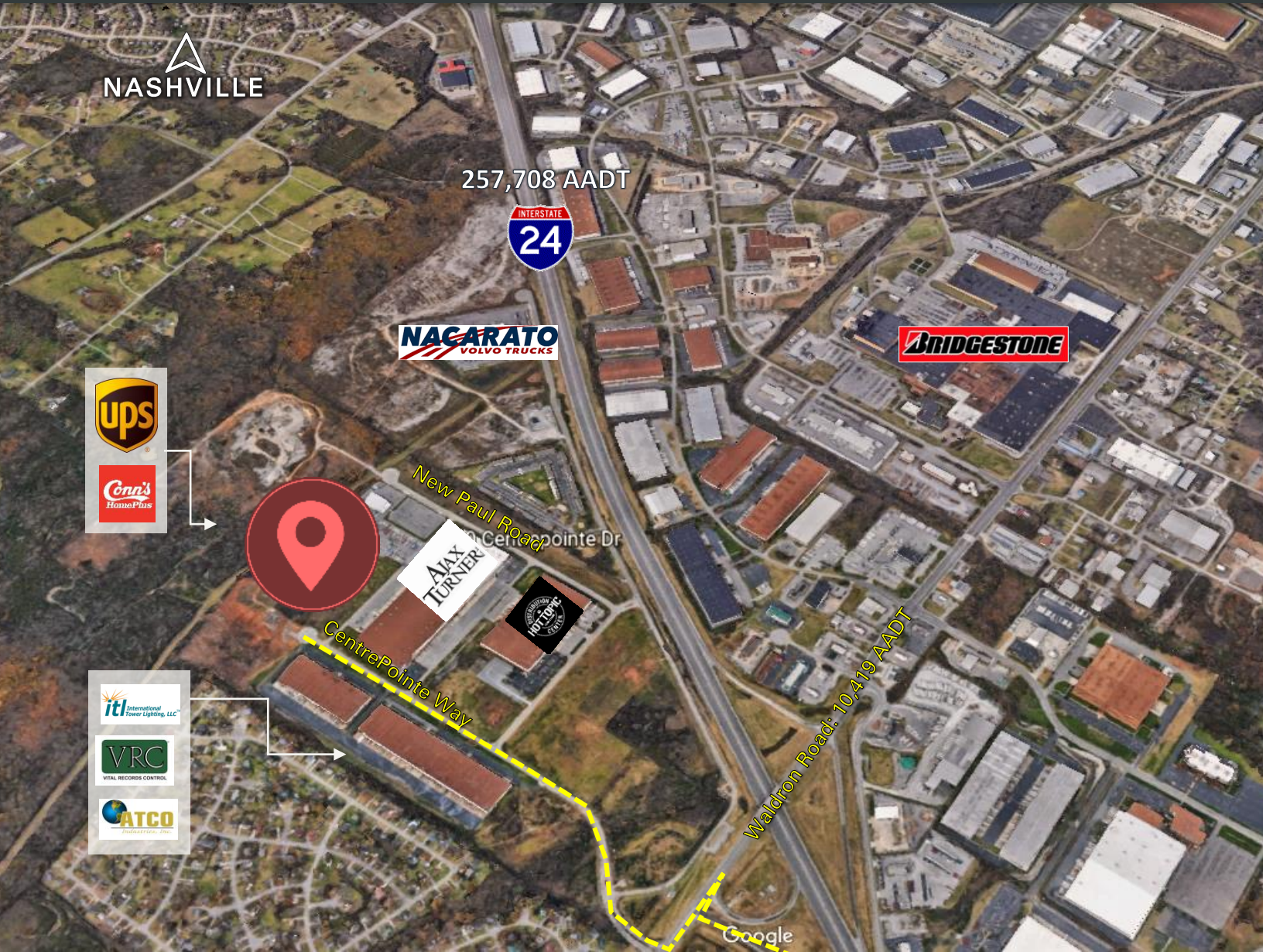
Memphis, TN	247 miles
Louisville, KY	210 miles
Charlotte, NC	427 miles
Atlanta, GA	246 miles
Birmingham, AL	200 miles
St. Louis MO	324 miles



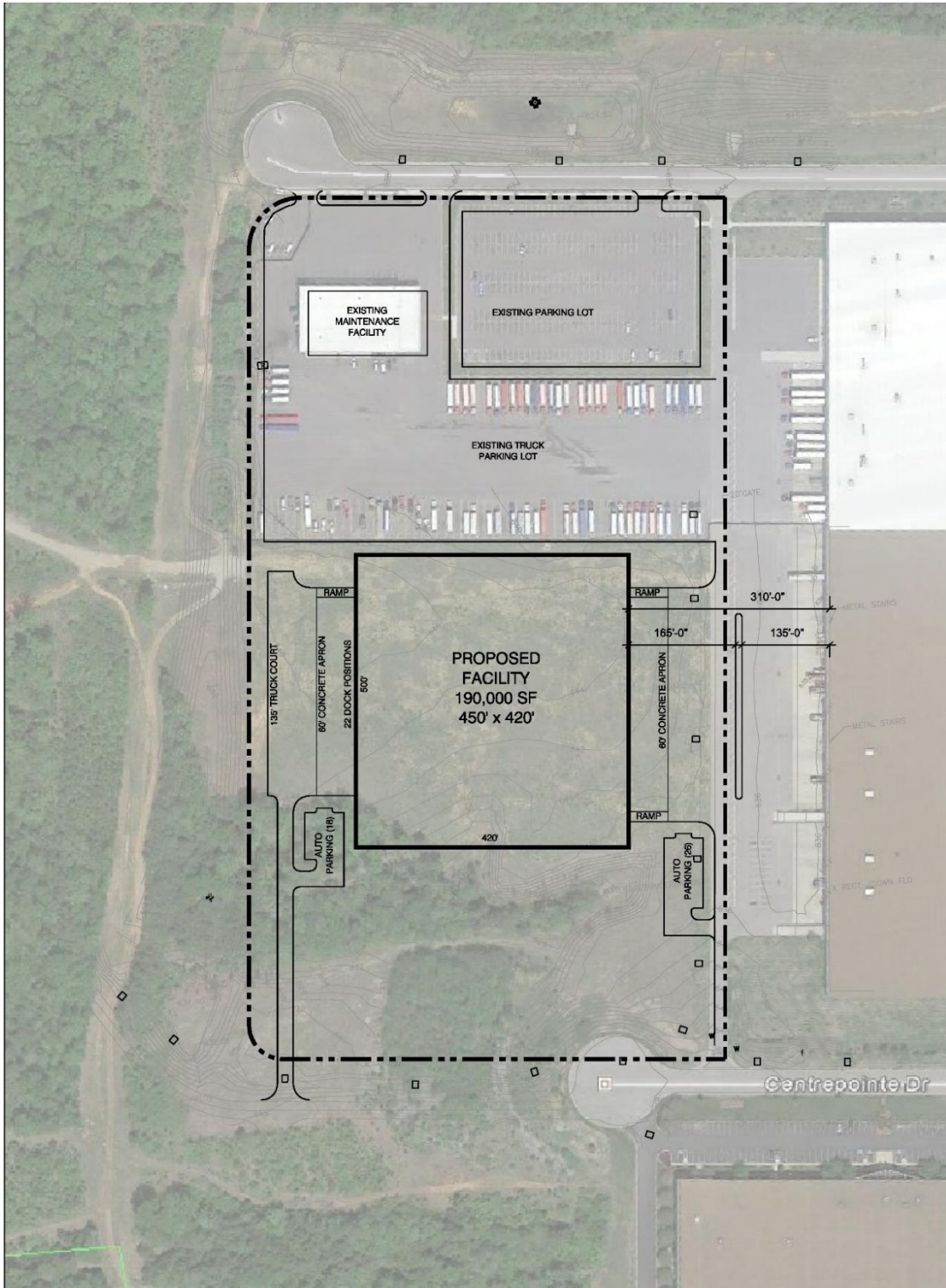
Days Truck Drive from Site

# 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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